



**JAMES
ANDERSON**



TO LET

Archway Street, Barnes, SW13

£15,000 Per Month

Per Month

A recently refurbished home, located in one of Barnes' most sought after roads. Finished to an impeccable standard, this house has been reconfigured to provide over 4000sqft of living accommodation. The spacious entrance hallway has doors leading to the front reception room/home cinema, a large dining room, second formal living room, and a beautiful kitchen with central island, unique AGA oven and double doors leading out to the south-facing courtyard garden. Upstairs, the principal suite has plenty of built-in wardrobes and a large bathroom with roll-top bath and walk-in shower. There are four further double bedrooms with plenty of storage, one with an en-suite, and an additional family bathroom. The property has been equipped with an integrated sound system throughout the house and garden, underfloor heating, a cooling airflow system and acoustic double glazed windows. Further benefits include a garage which provides parking for two cars, which leads through to a large studio/music room. The loft has also been boarded up to provide huge amounts of storage space.



Stunning Five Bedroom House



Three Bathrooms



Cinema Room



Bespoke Kitchen



EPC D / Council Tax F / £20,769 Deposit



Barnes Bridge Station



Excellent Local School's



Off Street Parking



South Facing Garden



12 Month Minimum Term / £3,461.53 Holding Deposit

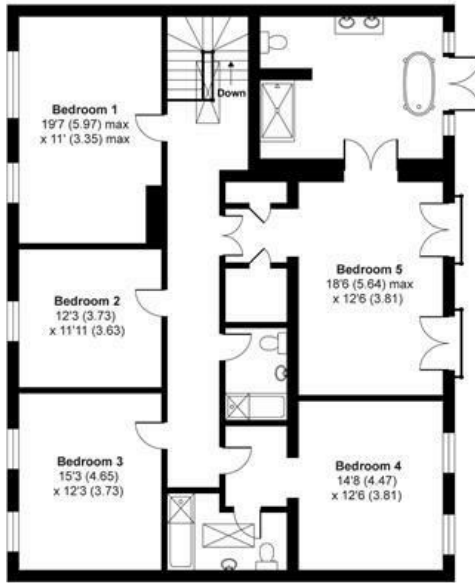


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

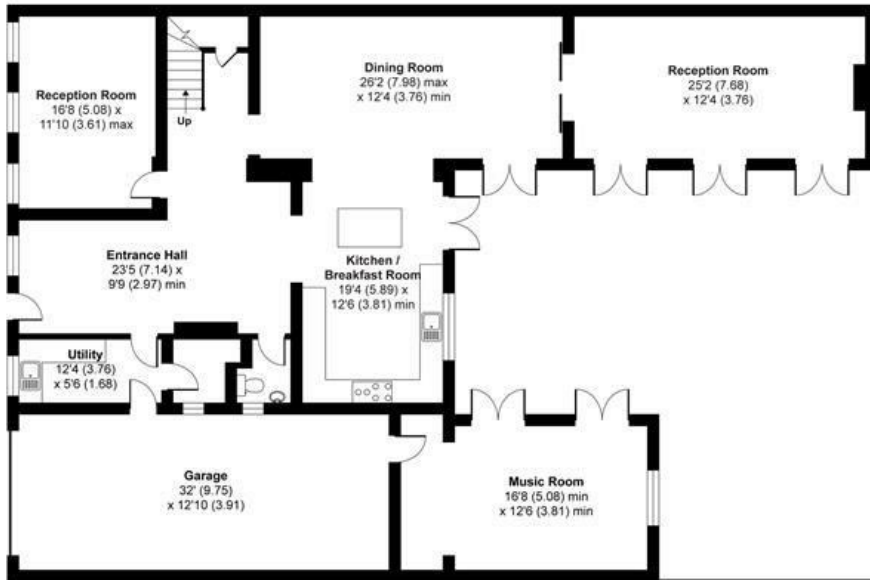
0208 878 8688

Archway Street, London, SW13

APPROX. GROSS INTERNAL FLOOR AREA 4191 SQ FT 389.3 SQ METRES (INCLUDES GARAGE)



FIRST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

