



**JAMES
ANDERSON**



TO LET

The Elms, London, SW13

£3,750 Per Month






Per Month

LET AGREED - A beautifully presented modern three-bedroom mid-terrace house, ideally situated within a private gated cul-de-sac in the sought-after area of Barnes. The ground floor features a fully fitted contemporary kitchen and a spacious open-plan living and dining area, with direct access to a private rear garden - ideal for both relaxing and entertaining.

On the first floor, there is a generous double bedroom with an en-suite bathroom, along with an additional reception room offering flexible living space, perfect as a family room, home office, or fourth bedroom if required.

The top floor comprises two further well-proportioned double bedrooms, both benefiting from ample built-in storage, as well as a newly fitted modern family bathroom.

Presented in beautiful condition throughout, this superb home further benefits from off-street parking and a separate garage, offering an excellent combination of style, comfort, and practicality in a highly desirable Barnes location.

-  Three Bedroom House
-  Two Bathroom's
-  Open Plan Kitchen
-  Bright Reception Room
-  EPC C/ Council Tax F/ Deposit

-  Barnes Station
-  Outstanding Local Schools
-  Gated Development
-  Private Garden
-  Deposit £4,326.92 / Holding Deposit £865.38



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

0208 878 8688

The Elms

Approximate Gross Internal Area = 1067 sq ft / 99.1 sq m



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This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



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		
	72	79
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	

