



**JAMES  
ANDERSON**



## TO LET

Kentwode Green, Barnes, SW13

## £2,750 Per Month

Per Month

LET AGREED - Tucked away in a sought-after location, this distinctive two-bedroom house on Kentwode Green offers a perfect blend of comfort, functionality, and modern living. Step inside to find a bright and spacious dual-aspect reception room, flooding the space with natural light throughout the day and seamlessly opening onto a private, low-maintenance rear garden—ideal for relaxing or entertaining. The stylish, fully equipped kitchen boasts high-end appliances and thoughtful design, making everyday cooking a pleasure. The ground floor also features a sleek, contemporary shower room, adding extra convenience. Upstairs, you'll find two generously sized double bedrooms and a modern family bathroom, providing a practical layout for couples, small families, or guests. Outside, the property continues to impress with a large front garden and gated off-street parking, ensuring both privacy and ease of access.



Two Bedroom House



Two Bathrooms



Dual Aspect Reception Room



Fitted Kitchen



EPC D / Council Tax C / Deposit £3,173.07



Excellent Transport Links



Outstanding Local Schools



Off Street Parking



Private Gardens



12 Month Minimum Term / Holding Deposit £634.61

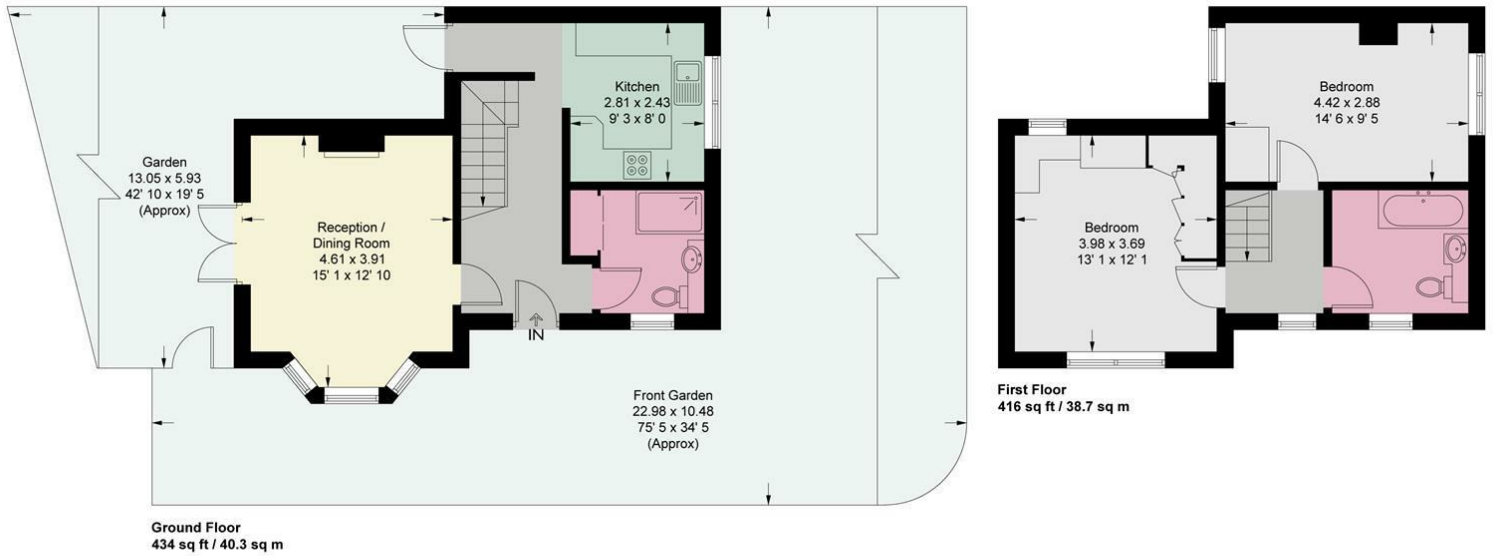


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 878 8688

# Kentwode Green

Approximate Gross Internal Area = 850 sq ft / 79 sq m



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) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>64</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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