



**JAMES
ANDERSON**



TO LET

Nassau Road, Barnes, SW13

£5,000 Per Month

Per Month

Available for a short let - An impressive five bedroom period family home with a great sized private garden. The property is located very close to the sought after Barnes village. The property comprises a reception room with wooden flooring and feature fire place and a further living room which features french doors out to the garden. There is a superb fitted kitchen with stylish granite work surfaces, a utility room and downstairs clock room. The first floor offers an en suite principal bedroom, three further double bedrooms, a single bedroom and two family bathrooms.



Five Bedrooms



Three Bathrooms



Large Reception



Stylish Kitchen



Beautiful House



Barnes Bridge Station



Excellent Local Schools



Barnes Village Location



Barnes Pond



Large Private Garden



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

0208 878 8688



Nassau Road

Approximate Gross Internal Area = 2134 sq ft / 198.3 sq m
(Excluding Reduced Headroom / Eaves)

Reduced Headroom / Eaves = 241 sq ft / 22.4 sq m

Total = 2375 sq ft / 220.7 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

