



JAMES  
ANDERSON








## TO LET






Treen Avenue, London, SW13

## £3,500 Per Calendar

Per Calendar Month

A family home located in Barnes with accommodation comprising of entrance hall, reception room, kitchen/dining room, three bedrooms and a bathroom. The property further benefits from a rear garden. The property is located within a few minutes walk of Barnes Village and White Hart Lane with their excellent shops and restaurants and offers easy access to both Barnes Bridge and Barnes Common station with their rapid services to London Waterloo and local bus services provide passage to Hammersmith with its multiple tube and bus links.

-  Terraced House
-  Entrance Hall
-  Reception Room
-  Kitchen/dining Room
-  EPCC

-  Three bathrooms
-  Modern Bathroom
-  Private Garden
-  Barnes Station
-  Barnes Common



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

0208 878 8688



## Treen Avenue

Approximate Gross Internal Area = 991 sq ft / 92 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>			
(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>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	69	80

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>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

