



JAMES
ANDERSON



TO LET

Sussex Court, Barnes, SW13

£2,000 Per Month

Per Month

A lovely two double bedroom ground floor apartment in the heart of Barnes Village set back from the High Street. The property benefits from entrance hall, lounge, two double bedrooms, modern bathroom suite with power shower over the bath, modern fitted kitchen with built in appliances. There is additional outside storage for bicycles/prams. Barnes Bridge station and the River Thames are only a short walk away.



Two Double Bedrooms



Fitted Bathroom



Large Reception Room



Spacious Kitchen



EPC Rating C



Barnes Bridge Station



Excellent Local Schools



Barnes High Street



Ground Floor Apartment



River Thames



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

0208 878 8688



Ground Floor

Sussex Court

Approximate Gross Internal Area = 705 sq ft / 65.5 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact
 All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice

| 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 | | | |
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| England & Wales | | EU Directive 2002/91/EC | |

