



**JAMES
ANDERSON**













TO LET

Essex Court, Barnes, SW13

£2,400 Per Month

Per Month

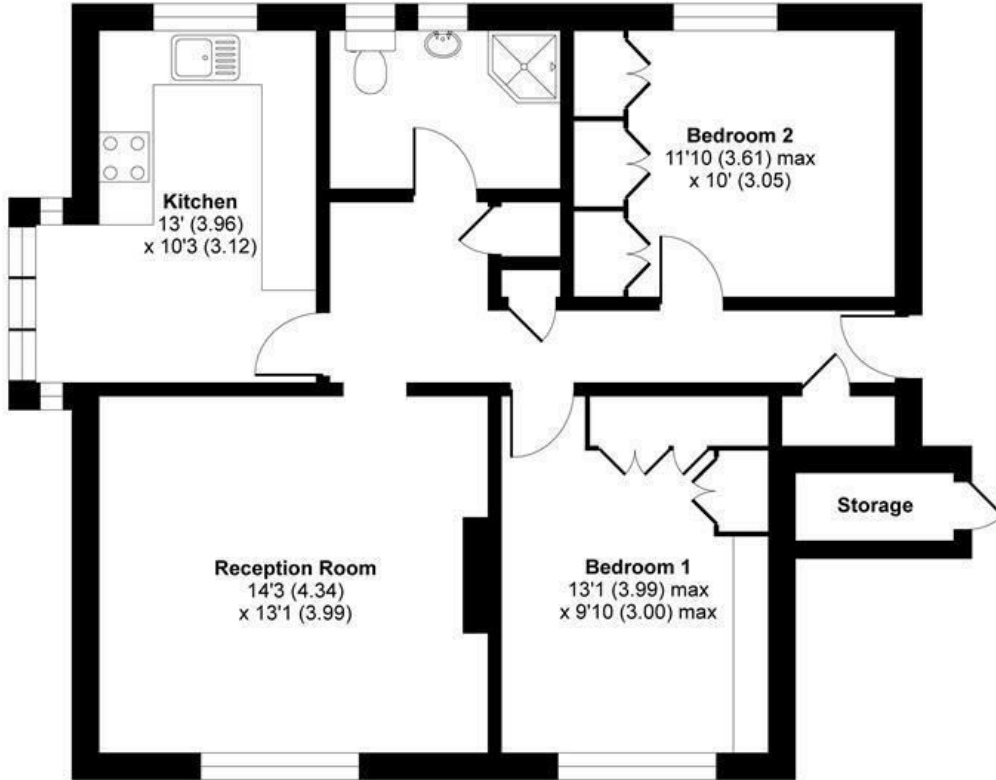
A wonderfully light and spacious apartment that has recently been refurbished to a high standard throughout. The property is on the ground floor of an attractive block in the heart of Barnes Village, just off Station Road. This lovely home provides an abundance of charm and is arranged to provide two double bedrooms, a spacious reception room with garden views, a modern fitted kitchen/dining room and a new modern bathroom. The amenities of the village are virtually on your doorstep and for the commuter both Barnes and Barnes Bridge stations are a short walk and local bus services provide a 10 minute hop to Hammersmith Bridge.

-  Two Double Bedrooms
-  Barnes and Barnes Bridge Station
-  Immaculate Bathroom
-  St Osmunds School
-  Large Reception
-  Heart of Barnes
-  Eat in Kitchen
-  Wood Flooring
-  EPC C / Council Tax D / Deposit £2,769.23
-  12 Month Minimum Term / £553.84 Holding Deposit



Essex Court, Station Road, London, SW13

APPROX. GROSS INTERNAL FLOOR AREA 742 SQ FT 68.9 SQ METRES (EXCLUDES STORAGE)



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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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	71	75

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		

