



**JAMES
ANDERSON**



TO LET

St. Ann's Road, London, SW13

£3,500 Per Month

Per Month

Arranged over two floors, this first floor split level three bedroom maisonette has been fully refurbished throughout to a very high standard. Leading up from the private entrance the property offers a bright spacious living room, a lovely fully fitted eat-in kitchen, modern bathroom with shower over bath a double bedroom and single bedroom. The principal bedroom can be found on the second floor which benefits from an en-suite bathroom and an abundance of built in storage. The property also offers a pretty courtyard garden with rear access. The property is located close to all of the amenities of Barnes High Street. St Anns road is located just off of Barnes High Street and Barnes Bridge Station is just a short walk away. Viewing is highly recommended.



Three Double Bedrooms



Two Modern Bathrooms



Spacious Reception Room



Modern Fitted Kitchen



EPC Rating C



Barnes Bridge Station



Outstanding Local Schools



Central Barnes



Wooden Floors



Private Garden



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

0208 878 8688

St. Anns Road

Approximate Gross Internal Area = 1367 sq ft / 127 sq m
 (Excluding Reduced Headroom / Eaves)
 Reduced Headroom / Eaves = 61 sq ft / 5.7 sq m
 Total = 1428 sq ft / 132.7 sq m



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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) 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	75	79

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		

