



**JAMES
ANDERSON**



TO LET

Langside Avenue, Barnes, SW15

£2,200 Per Month

Per Month

A simply stunning first floor period conversion flat to rent set in a quiet residential road. The property has an abundance of charm and character, with high ceilings, stripped wooden flooring and sash windows. The living space comprises a large reception room, kitchen breakfast room, modern bathroom and two double bedrooms, both with fitted storage. Langside Avenue is ideally located for Barnes station, Putney Common, and the River Thames.

Deposit Required £2307.00

Minimum Term: 12 months

Holding Deposit: £532.00



Two Double Bedrooms



Modern Bathroom



Large Reception Room



Kitchen Breakfast Room



EPC D / Council Tax Band E / Holding Deposit £507.69



Close To Barnes Station



Sacred Heart Primary School



Richmond Park



Unfurnished



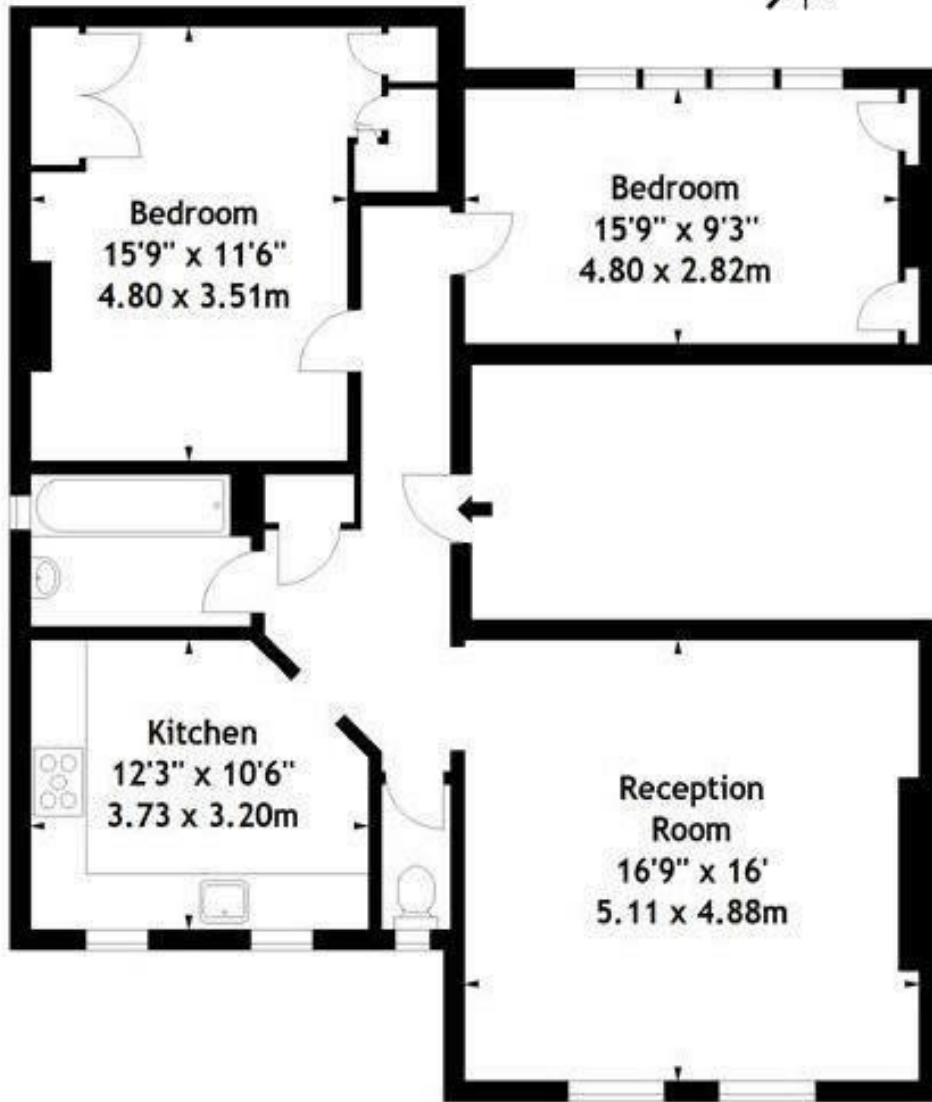
Minimum Term 12 months / Deposit £2538.46



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

0208 785 4400

Langside Avenue, SW15
 Approx. Gross Internal Area
 925 Sq Ft - 85.93 Sq M



First Floor

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		61	
(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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Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

