



JAMES  
ANDERSON



## TO LET

Barnes High Street, Barnes, SW13

## £1,750 Per Month

Per Month

Presented to the market is a spacious and bright two bedroom split level apartment overlooking the river Thames. The property offers a well proportioned lounge with period features and stunning views and an eat in kitchen complete with appliances. There are two double bedrooms and a spacious family bathroom. This property is ideally situated for Barnes shops and cafes and is only a short walk from Barnes bridge station.

-  Two bedrooms
-  River views
-  Large reception
-  Period features
-  EPC Rating - D
-  Split level
-  Village location
-  Kitchen with appliances
-  Close to Barnes station
-  Council Tax Band D (£2022)

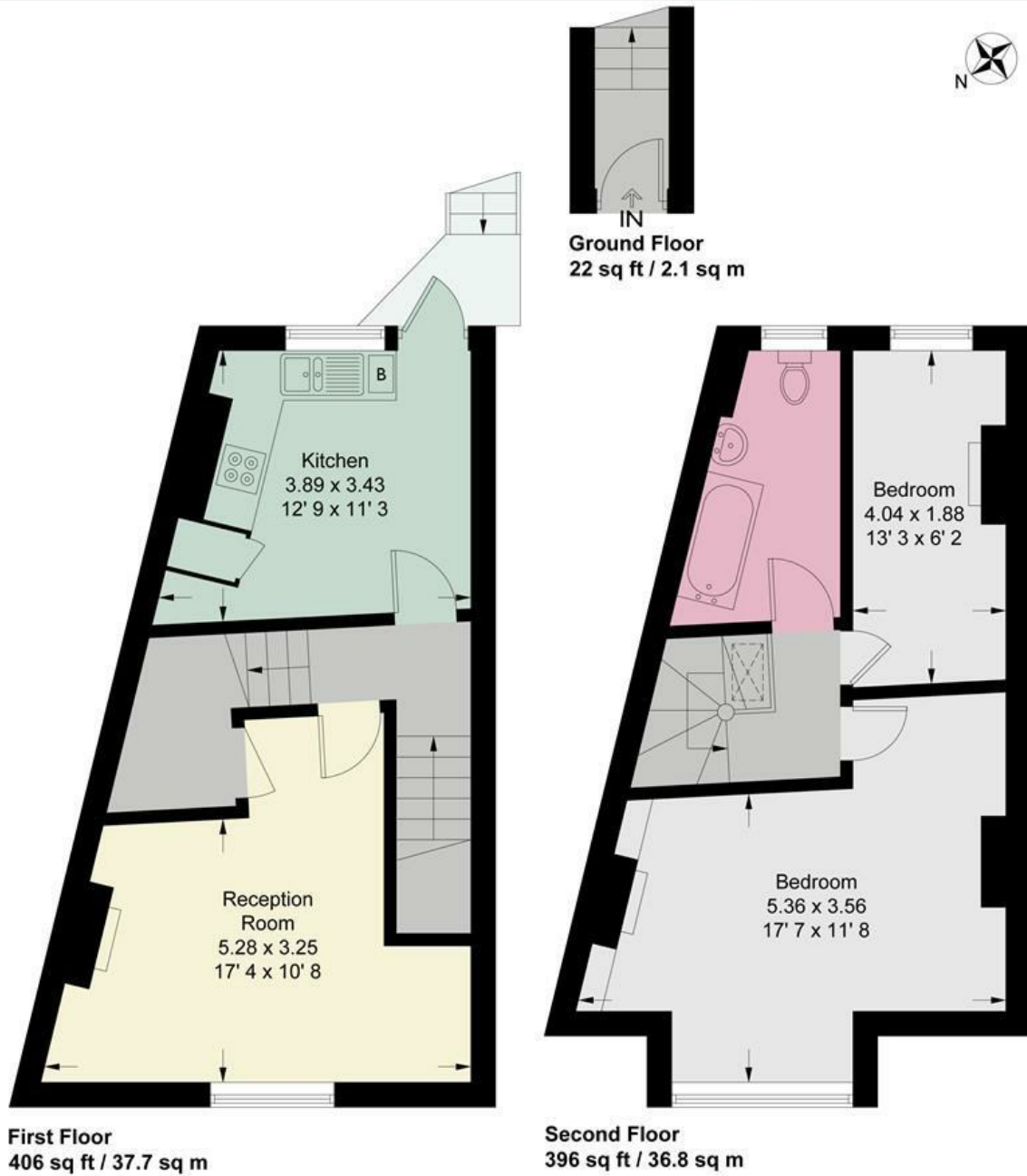


# Barnes High Street

Approximate Gross Internal Area = 824 sq ft / 76.6 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) <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		

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>			
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