



**JAMES
ANDERSON**



TO LET

Devereux Lane, Barnes, SW13

£8,995 Per Month

Per Month

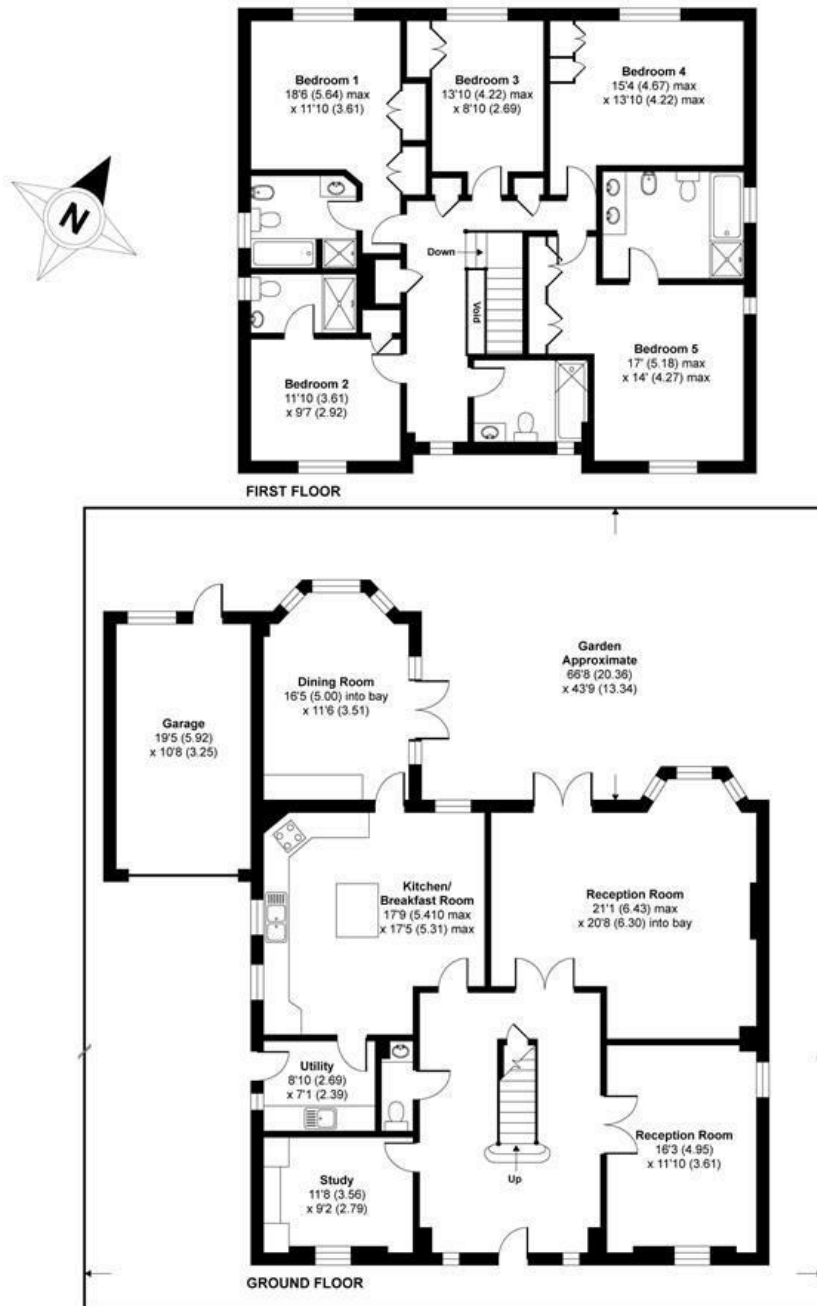
An impressive five bedroom detached family home located in a quiet cul de sac within the exclusive Barnes Waterside development. This property boasts off street parking for two cars, a garage and a superb rear garden with decked patio. The ground floor comprises of a large entrance hall with central staircase, a well-proportioned and sunny reception room, leading onto the garden, an eat in kitchen with modern appliances, tiled flooring and a utility room with access to the garage and driveway. The downstairs also benefits from a study and a further reception room with additional WC and plenty of storage. The first floor comprises of five bedrooms and four bathrooms. The property is located with easy access to Hammersmith Tube, the River Thames and local amenities of Barnes and the surrounding areas.

-  Five Bedroom
-  Four Bathroom
-  Three Reception Rooms
-  Large Eat In Kitchen
-  EPC Rating C
-  Hammersmith Station
-  St. Paul's School
-  Landscaped Garden
-  Off Street Parking
-  Council Tax Band H (£4043)



Devereux Lane, London, SW13

APPROX. GROSS INTERNAL FLOOR AREA 3139 SQ FT 291.6 SQ METRES (INCLUDES GARAGE & EXCLUDES VOID)



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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales	EU Directive 2002/91/EC		

