



**JAMES
ANDERSON**



TO LET

Carmichael Court, Barnes, SW13

£1,850 Per Month

Per Month

A charming two double bedroom split level apartment offering modern accommodation in the heart of Barnes Village. The property offers a fitted kitchen with appliances and ample storage, a good size reception room with period features. There are two double bedrooms and a spacious modern bathroom on the first floor. The property is a short walk from Barnes Bridge station and the independent shops of Barnes high street.



Two bedrooms



Modern Bathroom



Bright Reception Room



Spacious Kitchen



EPC E / Council Tax D / Deposit £2,134.61



Barnes Bridge Station



Outstanding Local Schools



Barnes High Street



River Thames

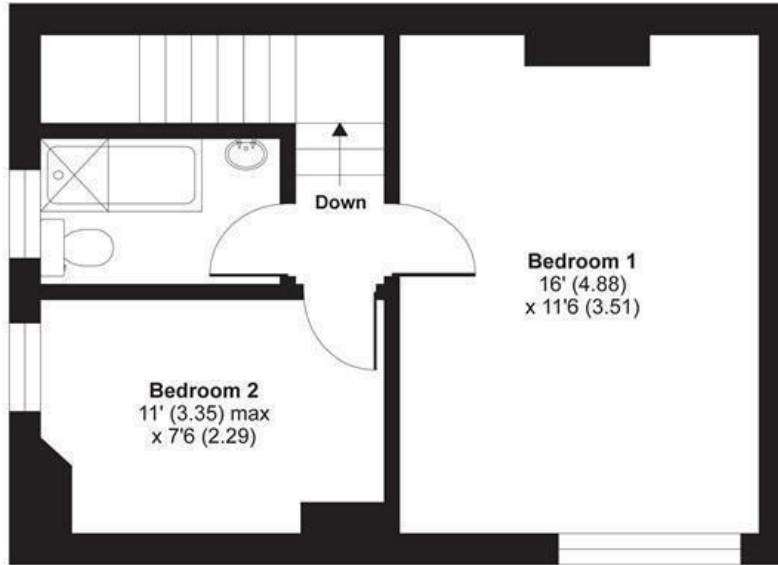


12 Month Minimum Term / Holding Deposit £426.92

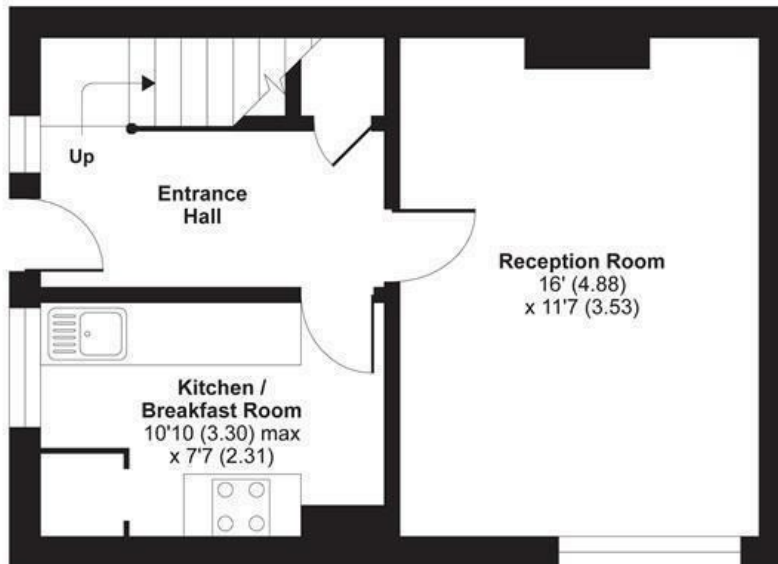


Carmichael Court, Grove Road, London, SW13

APPROX. GROSS INTERNAL FLOOR AREA 736 SQ FT 68.4 SQ METRES



THIRD FLOOR



SECOND 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			72
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	
(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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

