



**JAMES
ANDERSON**



TO LET

Stanton Road, Barnes, SW13

£3,500 Per Calendar

Per Calendar Month

CURRENTLY BEING UPDATED - this charming, period semi-detached cottage is neatly situated on a highly desirable road, which is off Barnes High Street and close to the village pond. The property has accommodation over two floors that is arranged to provide three bedrooms and a bathroom on the first floor, with a spacious double reception room, attractive fireplace, separate dining room, cloakroom and a kitchen on the ground floor. The rear garden is a particular feature of this character home, which has south easterly aspect and is a good size. Barnes and Barnes Bridge stations provide a service into Waterloo, whilst there are good bus services to Richmond and Putney. Hammersmith Underground is also nearby. The schools in the area include St Paul's School, The Harrodian, The Swedish School, Ibstock Place School, St Osmonds' (RC), Barnes Primary School.

Deposit Required £4,038.46

Minimum Term: 12 months

Holding Deposit: £807.69



Three Bedrooms



Bathroom & Cloakroom



Double Reception Room & Dining Room



Kitchen



EPC Rating D



Barnes & Barnes Bridge Stations



Excellent Local Schools



Central Barnes Location



Charming Period Home



Council Tax Band F (£2920)



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

0208 878 8688

Stanton Road

Approximate Gross Internal Area = 1085 sq ft / 100.8 sq m
 (Excluding Reduced Headroom)
 Reduced Headroom = 4 sq ft / 0.4 sq m
 Utility = 21 sq ft / 2 sq m
 Total = 1110 sq ft / 103.2 sq m



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			82
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(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	

