



**JAMES  
ANDERSON**



# TO LET

Brunel Court, Barnes, SW13

# £1,850 Per Month

Per Month

A spacious and bright two bedroom apartment located at the foot of Westfields Avenue close to White Hart Lane and Barnes Primary School. The property benefits from two double bedrooms, reception with private balcony, bathroom and kitchen with gas hob and oven. Furthermore the property has additional storage and on the ground floor of the building is secure storage. Situated close to Barnes Bridge station (25mins to Waterloo) and with excellent bus routes to Hammersmith, Putney and Richmond this property is very convenient for commuters to the City. The popular bars and restaurants of Little Chelsea, White Hart Lane and Barnes Village are very close by as are local parks and the River Thames.

Deposit Required £2,019.23

Minimum Term: 12 months

Holding Deposit: £403.84

-  Two Double Bedrooms
-  Barnes Bridge Station
-  Fitted Bathroom
-  Barnes Primary School
-  Bright Reception Room
-  White Hart Lane
-  Spacious Kitchen
-  Private Balcony
-  EPC Rating D
-  Council Tax Band C (£1797)

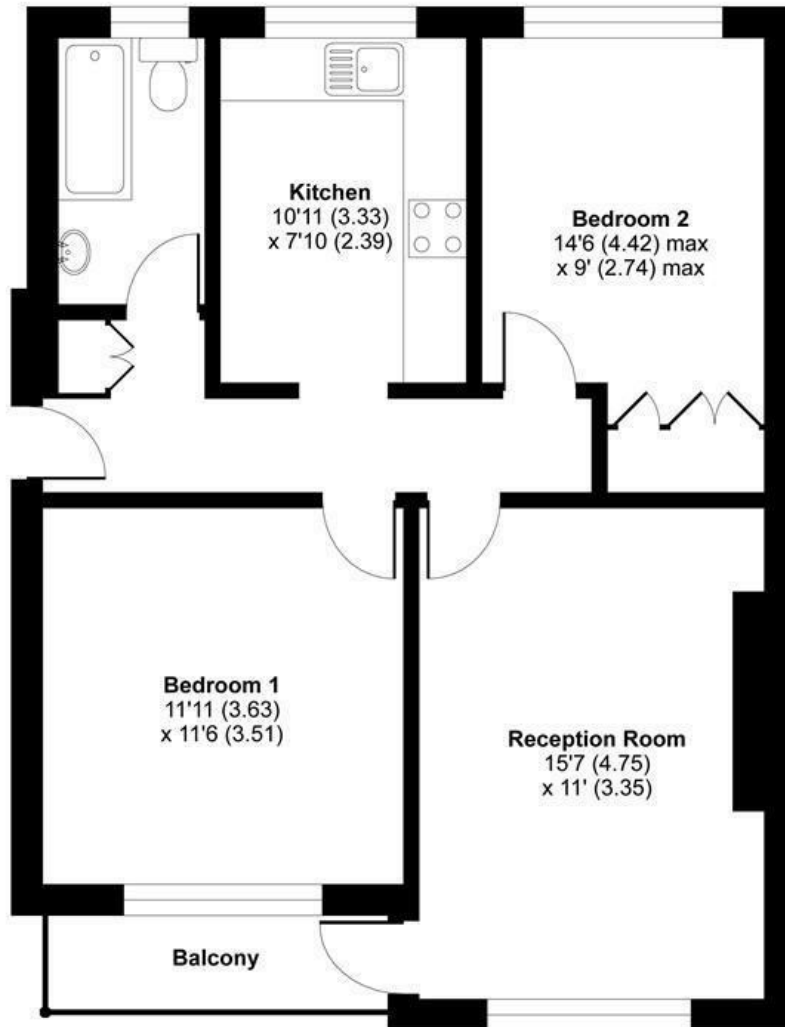


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 878 8688

# Westfields Avenue, London, SW13

APPROX. GROSS INTERNAL FLOOR AREA 655 SQ FT 60.8 SQ METRES



**FOURTH 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		59	64
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(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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<i>Not environmentally friendly - higher CO2 emissions</i>			
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