



**JAMES
ANDERSON**











TO LET

Terrace Gardens, Barnes, SW13

£2,500 Per Month

Per Month

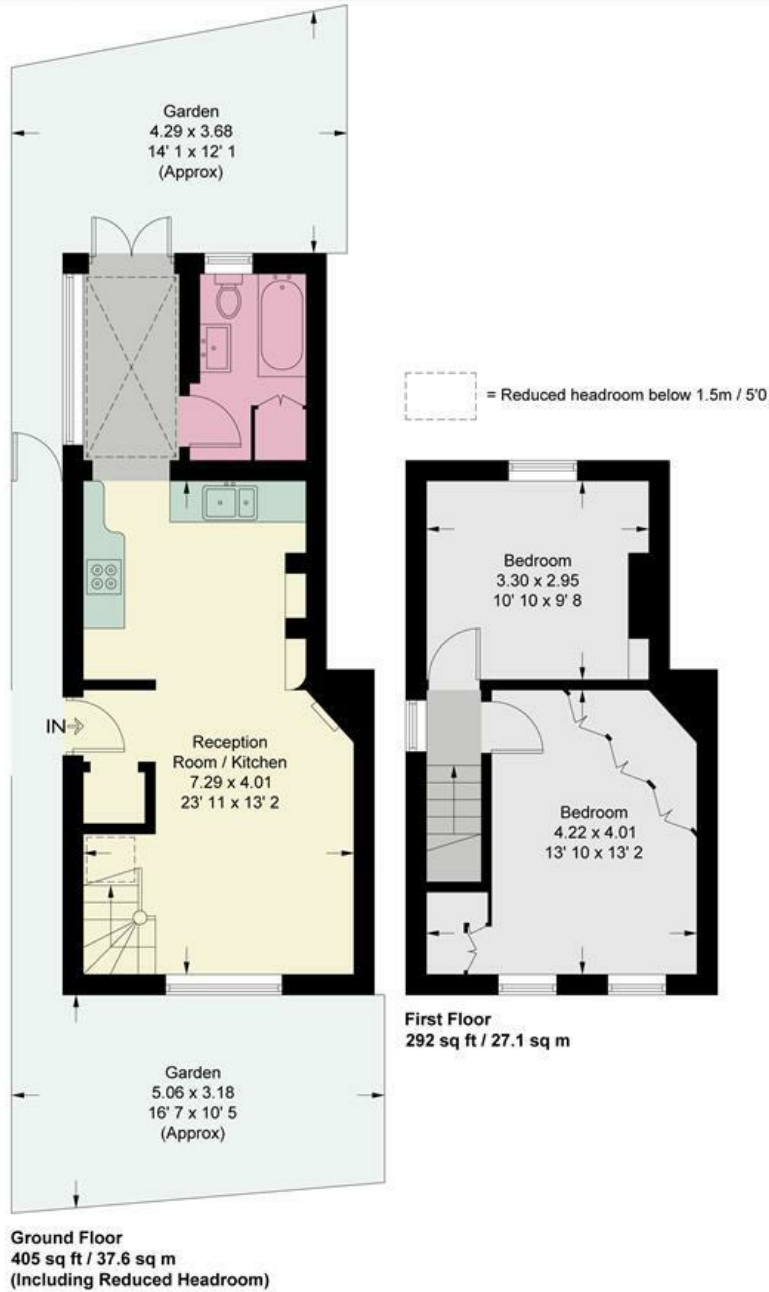
This unique end of terrace character cottage has been recently decorated to provide spacious accommodation. The private entrance hall leads to a large open plan living space and fully fitted eat-in kitchen complete with gas hob and Smeg fridge/freezer. The ground floor has also been extended to provide a family bathroom, conservatory and doors leading to a south-facing private decked garden. Upstairs, there are two large double bedrooms with wooden floors, one of which has ample built-in storage space. The property also has access to a separate storage unit in the front garden. Terrace Gardens is located in the heart of Barnes, a short walk from all of the amenities on the high street, Barnes Pond and Barnes Bridge Station.

-  Two Double Bedrooms
-  Modern Bathroom
-  Open-Plan Reception
-  Kitchen With Smeg Fridge
-  EPC E /Council Tax E/ Deposit £2,884.62
-  Barnes Bridge Station
-  St. Osmunds School
-  Close to the River Thames
-  Barnes Village
-  Holding Deposit £576.92



Terrace Gardens

Approximate Gross Internal Area = 692 sq ft / 64.2 sq m
 (Excluding Reduced Headroom)
 Reduced Headroom = 5 sq ft / 0.5 sq m
 Total = 697 sq ft / 64.7 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			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	
(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	

