



JAMES  
ANDERSON



## TO LET

**£1,950**

Railway Side, Barnes, SW13

Top floor this bright and airy apartment comprises two double bedrooms, one with a balcony overlooking communal gardens. Modern open plan kitchen/reception room and bathroom with WC, wash basin and bath with shower over. Barnes Bridge station and Barnes Station are both within walking distance of the apartment, providing a regular service into London Waterloo. Opposite Barnes Primary School. Storage cupboard to outside of flat.



Two Double Bedrooms



One Bathroom



Modern Reception Room



Fitted Kitchen



EPC C/Council Tax Band E/Holding Deposit £426.92



Barnes Bridge Station



Barnes Primary School



Close to White Hart Lane



Private Balcony



Minimum Term 12 Months/Deposit £2134.62





— Third floor

**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
39.35 sqm / 425.04 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and other structural elements  
36.01 sqm / 387.29 sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balcony, terrace, pergola etc.  
2.43 sqm / 26.16 sqft

**RESTRICTED HEAD HEIGHT**  
Lowest clear height 2.0m  
0.00 sqm / 0.00 sqft

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>			
(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 CO<sub>2</sub> 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>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

