



**JAMES
ANDERSON**













TO LET

Barnes High Street, Barnes, SW13

£2,500 Per Calendar

Per Calendar Month

This large four bedroom apartment is located on Barnes High Street, a short walk from the River Thames and Barnes Bridge Station. The first floor of the property offers a spacious reception room, eat in kitchen and fitted bathroom with separate WC. The second floor benefits from two double bedrooms and an additional single bedroom whilst the principal bedroom is located on the top floor.

-  Four Bedrooms
-  Barnes Bridge Station
-  Fitted Bathroom
-  St. Osmunds School
-  Spacious Reception
-  Transport Links
-  Eat In Kitchen
-  Freshly Painted
-  EPC Rating D/ Council Tax Band D/Deposit £2,884.62
-  12 Month Minimum Term/Holding Deposit £576.92

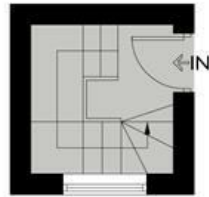


Barnes High Street

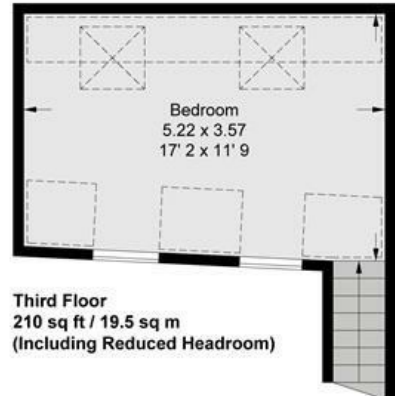
Approximate Gross Internal Area = 987 sq ft / 91.7 sq m
 (Excluding Reduced Headroom)
 Reduced Headroom = 67 sq ft / 6.2 sq m
 Total = 1054 sq ft / 97.9 sq m



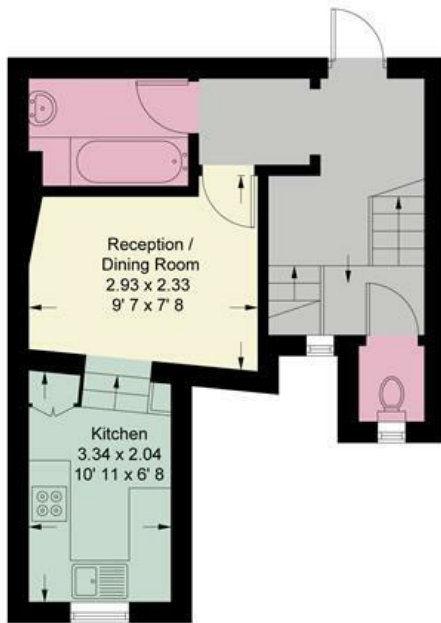
= Reduced headroom below 1.5m / 5'0"



Ground Floor
48 sq ft / 4.5 sq m



Third Floor
210 sq ft / 19.5 sq m
(Including Reduced Headroom)



First Floor
333 sq ft / 30.9 sq m



Second Floor
463 sq ft / 43 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			
(81-91) B			
(69-80) C			
(55-68) D			
(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	

