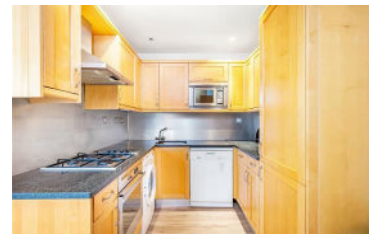




**JAMES
ANDERSON**



TO LET

The Old Sorting Office, Barnes, SW13

£3,000 Per Month

Per Month

A newly decorated and immaculately presented two double bedroom modern apartment with unrivalled iconic views over Barnes Pond and Barnes Green. This beautiful apartment is in an exceptional central Barnes location with immediate access to the shopping, restaurants and pubs of Barnes High Street and Church Road. The property has been redecorated throughout and this rare rental home offers two double bedrooms, contemporary bathroom, modern kitchen with ample work top space and integrated appliances and a glorious dual aspect reception with private balcony providing arguably the best view in Barnes. Furthermore secure allocated underground car parking is available to the tenant and both Barnes and Barnes Bridge stations are nearby with services to Waterloo in 24 minutes. The 209 bus route is very close by and offers a good service to Hammersmith Tube (Piccadilly, Hammersmith and City and District Lines).



Two Double Bedrooms



Modern Bathroom



Dual Aspect Reception



Built In Kitchen



EPC Rating D/ Council Tax Band E/Holding Deposit £692.31



Barnes Station



St Osmunds School



Unique Views of Barnes Pond



Underground Allocated Parking



Deposit £3,461.54/Minimum Term 12 Months

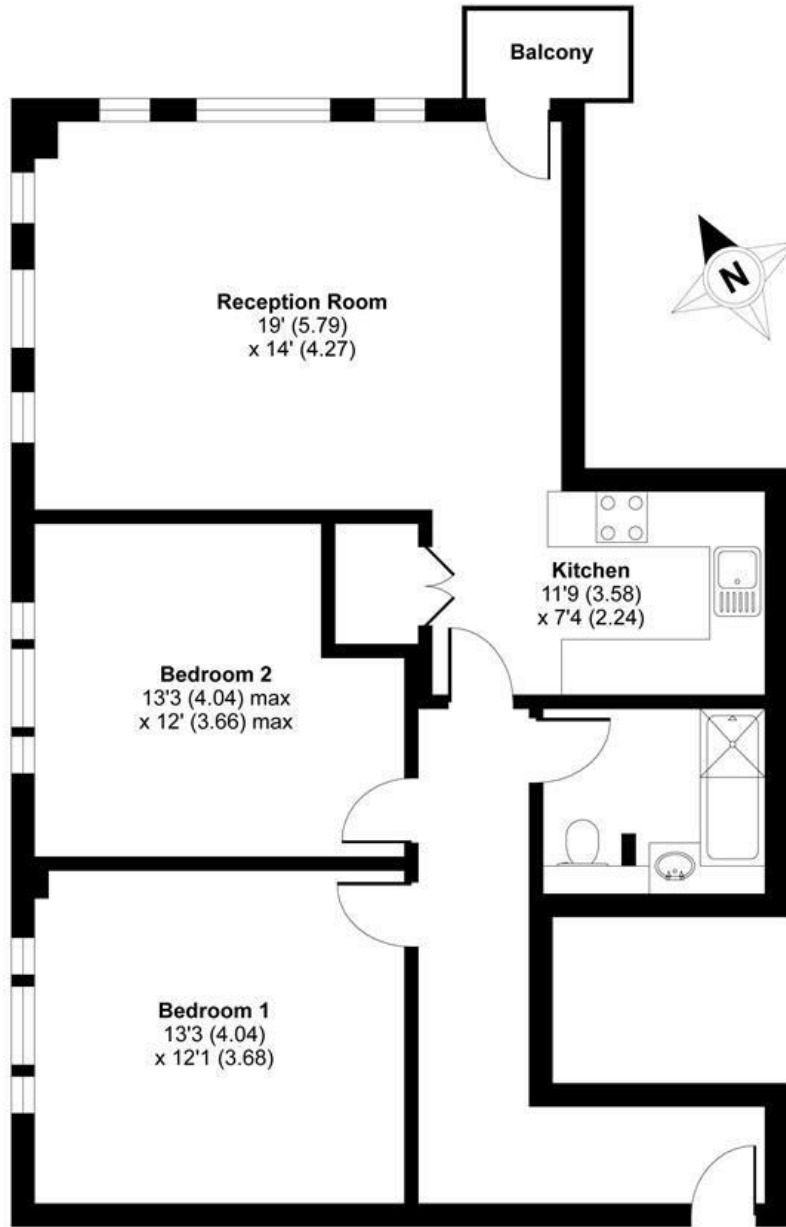


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 878 8688

Station Road, London, SW13

APPROX. GROSS INTERNAL FLOOR AREA 863 SQ FT 80.2 SQ METRES



SECOND 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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales	EU Directive 2002/91/EC		

