



**JAMES  
ANDERSON**



## TO LET

Barnes High Street, Barnes, SW13

## £2,250 Per Month

Per Month

Spacious second floor flat, located perfectly on the Barnes High Street moments from Barnes Pond. The accommodation comprises a large entrance hall leading to a modern kitchen, large reception with wooden floors, two double bedrooms both with built-in wardrobes and a fitted family bathroom. The property also benefits from lift access, permit parking and triple glazed windows. There are plenty of shops and cafes on your door step while Barnes Bridge Station is only a short walk away.



Two Double Bedrooms



Modern Bathroom



Good Size Reception



Contemporary Kitchen



EPC Rating C / Council Tax D / Deposit £2,596.15



Barnes Bridge Station



Excellent Local Schools



Barnes Village Location



Furnished

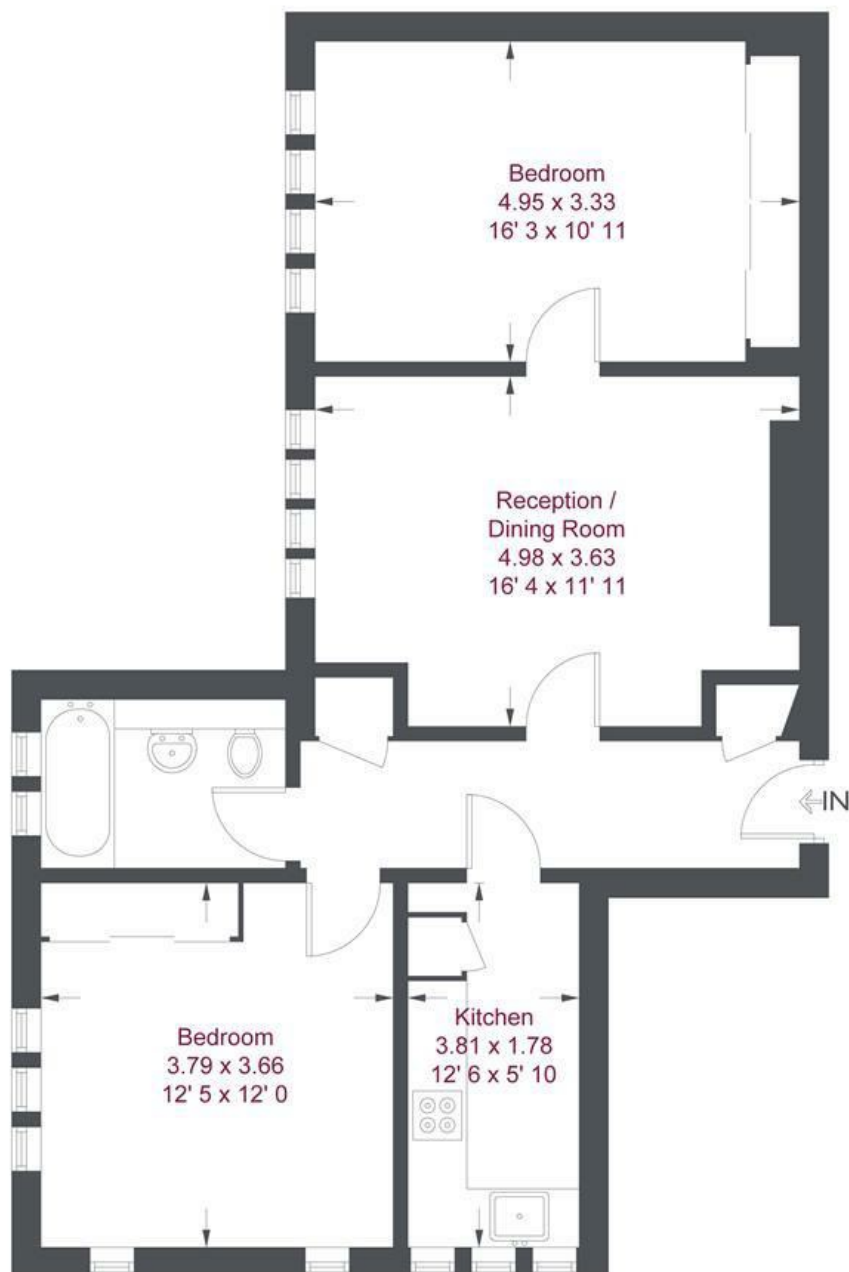


12 Month Minimum Term / Holding Deposit £519.23



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

0208 878 8688



Second Floor

### Seaforth Lodge

Approximate Gross Internal Area = 755 sq ft / 70.2 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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