



**JAMES  
ANDERSON**



## TO LET

Treen Avenue, Barnes, SW13

## £2,000 Per Month

Per Month

A stunning two bedroom split level apartment with modern kitchen and bathroom. On the first floor there is a spacious living room, an eat in kitchen, a fully tiled bathroom and bedroom with doors leading out to a private balcony. On the top floor there is a large bedroom with ample storage and a further balcony. Barnes Bridge Station (24 minutes to Waterloo) is a few minutes walk away, the River Thames, Barnes Common and local nurseries and schools are all very close by.



Two Bedrooms



Modern Bathroom



Bright Living Room



Eat In Kitchen



EPC D / Council Tax D / Deposit £2,307.69



Barnes Station



East Sheen Primary School



Close To Barnes Common



Two Balconies



12 Month Minimum Term / Holding Deposit £461.53

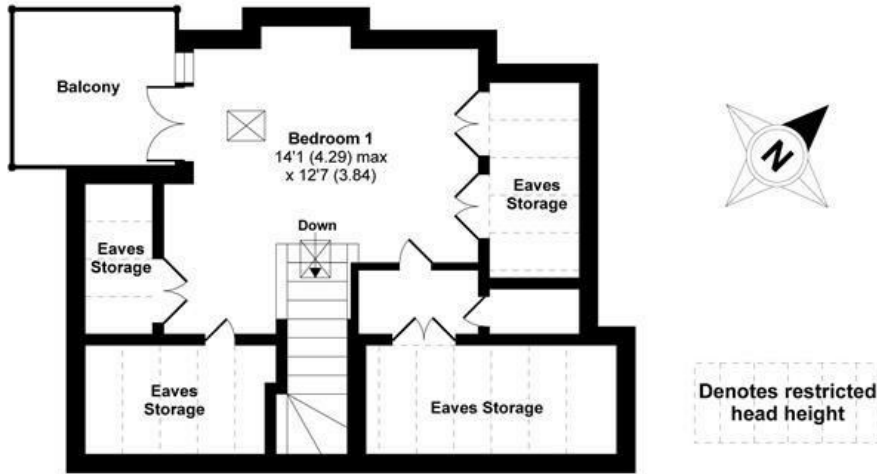


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

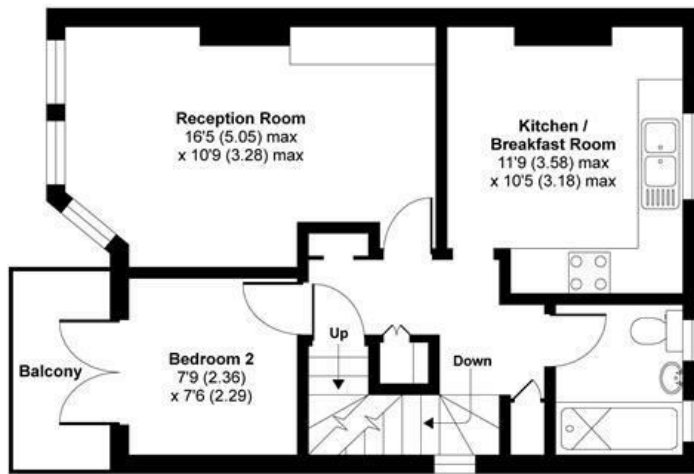
0208 878 8688

# Treen Avenue, London, SW13

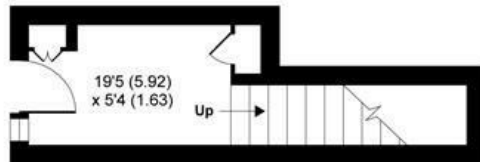
APPROX. GROSS INTERNAL FLOOR AREA 778 SQ FT 72.2 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



SECOND FLOOR



FIRST FLOOR



GROUND 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.

Copyright nichecom.co.uk 2016 Produced for James Anderson REF : 151303

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>71</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>56</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>			<b>70</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>49</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

