



**JAMES
ANDERSON**













TO LET

£2,000 Per Month

45 Barnes High Street, Barnes, SW13

Per Month

Modern, bright and very spacious one bedroom apartment located on Barnes High Street. This luxury apartment benefits from a large living room with a good sized balcony and an additional dining area adjacent to the contemporary open plan kitchen which is equipped with all integrated appliances. There is also a separate WC. The large double bedroom benefits from a Juliet balcony, ample storage and an en-suite bathroom with a bath and a separate shower cubical. This property is available furnished or unfurnished and has allocated off street parking. The property also boasts off street parking to the rear and is ideally placed for access to the shops, restaurants and pubs of Barnes Village and Pond, Barnes High Street and Barnes Bridge station (25mins to Waterloo). The 209 and 419 buses are very close by and offer a very good service to Hammersmith Tube station.

-  One Double Bedroom
-  Barnes Bridge Station
-  Contemporary Bathroom
-  Barnes Primary School
-  Spacious Living Room
-  Allocated Parking Space
-  Open Plan Kitchen
-  Balcony
-  EPC Rating C / Council Tax D / Deposit £2,307.69
-  Minimum Term 12 Months / Holding Deposit £461.53



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

0208 878 8688



Second Floor

Barnes High Street

Approximate Gross Internal Area = 688 sq ft / 63.9 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact
All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice

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	78	80

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		

