



**JAMES
ANDERSON**



TO LET

Rocks Lane, Barnes, SW13

£2,000 Per Month

Per Month

A spacious and bright split level two bedroom apartment offering views of Barn Elms playing fields. This airy property provides two double bedrooms, a spacious reception room with built in storage and ornamental fireplace, a fully fitted and modern kitchen with gas hob and plenty of worktop space and storage, The bathroom has been recently tiled and offers a shower over bath, white tiling and heated towel rail. Rocks Lane is ideally located for Barnes Station (24 mins to Waterloo) Barn Elms, the River Thames, Barnes Common and Barnes Village are all very close by making this property an excellent rental option.



Two Bedrooms



Modern Bathroom



Large Reception Room



Modern Kitchen



EPC C / Council Tax D / Deposit £2,769.23



Barnes Station



Excellent Local Schools



Barnes Village



Excellent Transport Links



12 Month Minimum Term / Holding Deposit £461.53



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

0208 878 8688



First Floor

Rocks Lane

Approximate Gross Internal Area = 750 sq ft / 69.7 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	

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>		
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