



**JAMES
ANDERSON**



TO LET

Wyatt Drive, Barnes, SW13

£3,500 Per Month

Per Month

Full of natural light, this spacious apartment (approx 1250 sq ft) located on the raised ground floor of an attractive modern building in the highly regarded 'Barnes Waterside' area. This lovely home benefits from an abundance of light with accommodation arranged to provide two double bedrooms one with an en-suite bathroom, there is also a family bathroom, and modern fitted kitchen. The spacious bright reception room can be divided leads out onto a large private patio with views of the River Thames. The block also benefits from allocated parking and immaculate communal gardens.



Two Double Bedrooms



Two Bathrooms



Bright Reception Room



Fitted Kitchen



EPC D/ Council Tax G/ Deposit £4,038.46



Hammersmith Tube



St Pauls School



Dining Room



Large Private Terrace



12 Month Minimum Term / £807.69 Holding Deposit



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

0208 878 8688



Raised Ground Floor

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

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

