



**JAMES
ANDERSON**



TO LET

Stillingfleet Road, Barnes, SW13

£2,500 Per Month

Per Month

This spacious two double bedroom mid-terrace house is conveniently located on a quiet cul-de-sac within easy reach of Hammersmith Bridge and Barnes Village. The property offers a large and functional reception room, downstairs WC, and modern kitchen which leads out to a spacious and easy to maintain private garden. The first floor benefits from a large primary bedroom with ample built in storage, a second double bedroom and a modern family bathroom.



Two Bedroom House



Modern Bathroom and Guest WC



Bright Reception Room



Spacious Kitchen



EPC D / Council Tax C / Deposit £2,884.61



Eat In Kitchen



Hammersmith Bridge



Quiet Cul-de-Sac



Private Garden



12 Month minimum Term / Holding Deposit £576.92

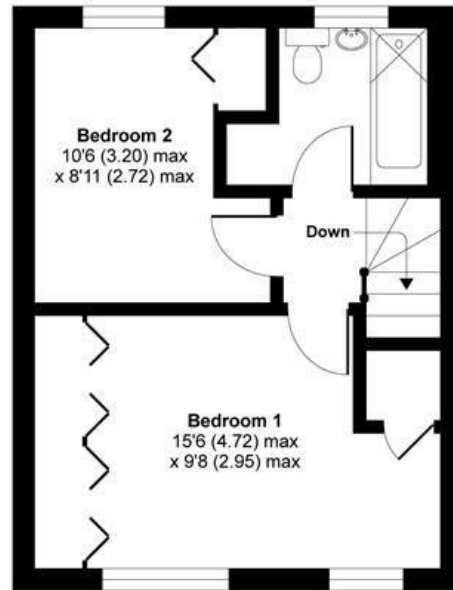
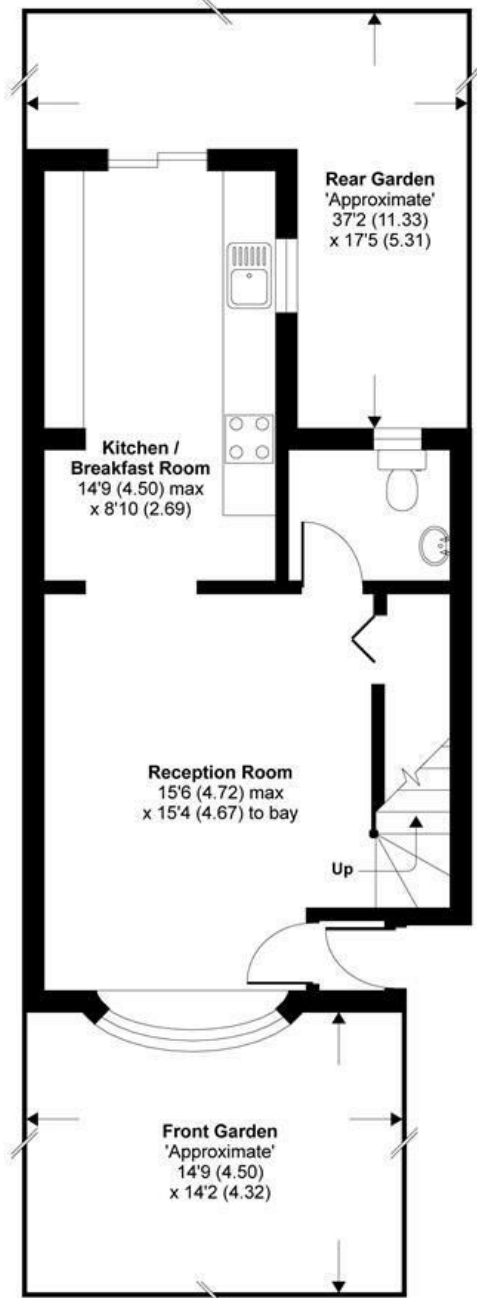


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 878 8688

Stillingfleet Road, London, SW13

APPROX. GROSS INTERNAL FLOOR AREA 732 SQ FT 68 SQ METRES



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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		69	
(55-68) D			
(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	

