



**JAMES  
ANDERSON**



## TO LET

Railway Side, Barnes, SW13

## £1,650 Per Month

Per Month

A beautifully presented flat located in the Little Chelsea area of Barnes. The property offers an abundance of light and space and provides accommodation that is arranged to provide one double bedroom with a full wall of built in wardrobes, a modern kitchen/breakfast room, a modern bathroom/wc and a spacious reception room with direct access to a private terrace that leads onto the lawned communal garden. The property is located on the ground floor of a low rise block. Excellent local amenities are available on both White Hart Lane and in Barnes village. Barnes Bridge station is a short walk away with local bus services providing access into Hammersmith with its underground network.



One Double Bedroom with Fitted Wardrobes



Modern Bathroom/WC



Reception Room with Terrace and access to Communal Garden



Modern Kitchen/Breakfast Room



EPC C / Council Tax C / Deposit £1,903.84



Near Barnes Bridge Station



"Outstanding" Local Schools



Popular Residential Location



Fantastic Storage including Store and Bike Shed



12 Month Minimum Term / £380.76 Holding Deposit

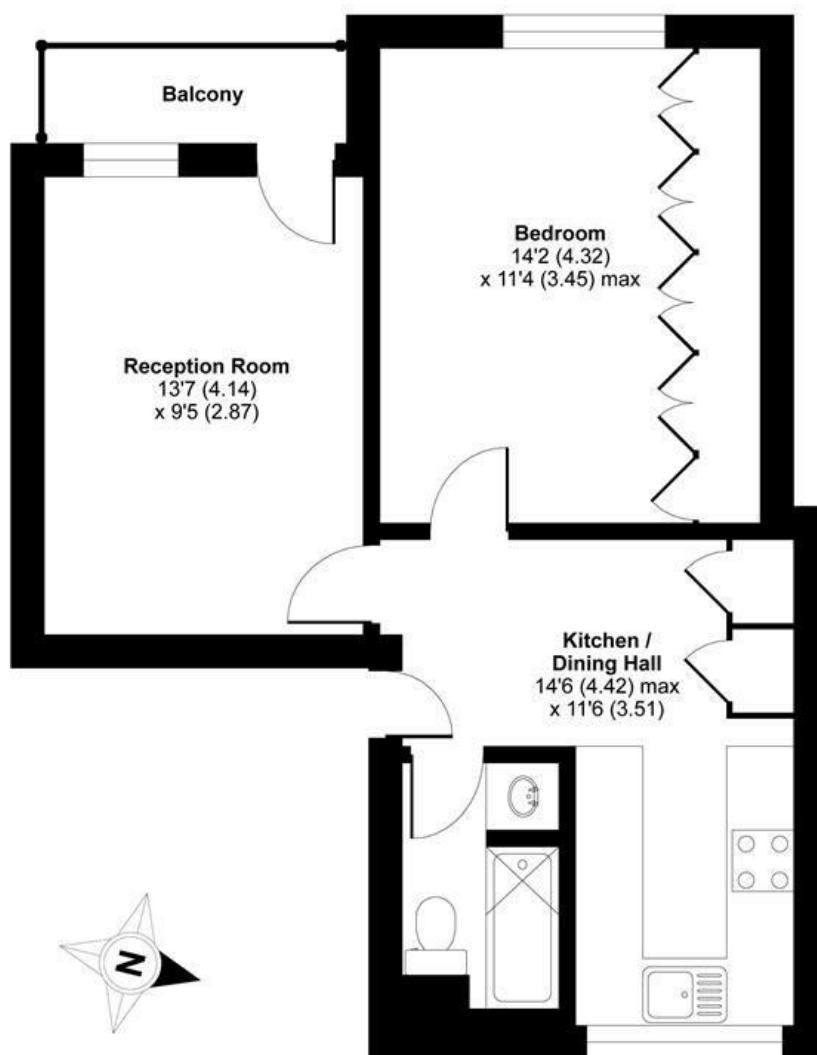


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 878 8688

# Railway Side, London, SW13

APPROX. GROSS INTERNAL FLOOR AREA 469 SQ FT 43.6 SQ METRES



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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>75</b>	<b>75</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>71</b>	<b>71</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO2 emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

