TO LET

£3,500 Per Month

Treen Avenue, Barnes, SW13

Per Month

This fantastic family home offers an excellent kitchen/dinner with ample space for a good size dining table, that leads to an attractive Patio garden. Two of the spacious double bedrooms are located on the first floor, both with built in wardrobes and natural décor and are accompanied by a well appointed family bathroom. The top floor offers a further double bedroom along with an en-suite shower room. Barnes Bridge Station (24 minutes to Waterloo) is in walking distance and the River Thames, Barnes Common and White Hart Lane are all clos by. The house also benefits from a range of Outstanding local nurseries and schools.

- Three Double Bedrooms
- Two Bathrooms
- Bright Reception Room
- Spacious Kitchen
- EPC Rating C /Council Tax F /Deposit £3,461.53

- Close to Barnes Station
- Close to East Sheen Primary School
- Barnes Common Nearby
- Private Garden
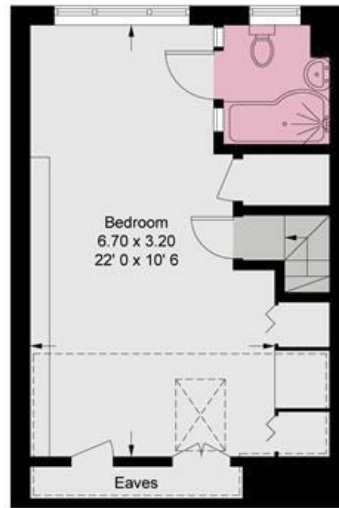- Six Month Minimum Term / £692.30 Holding Deposit

Treen Avenue

Approximate Gross Internal Area = 1123 sq ft / 104.4 sq m
(Excluding Reduced Headroom / Eaves / Shed)
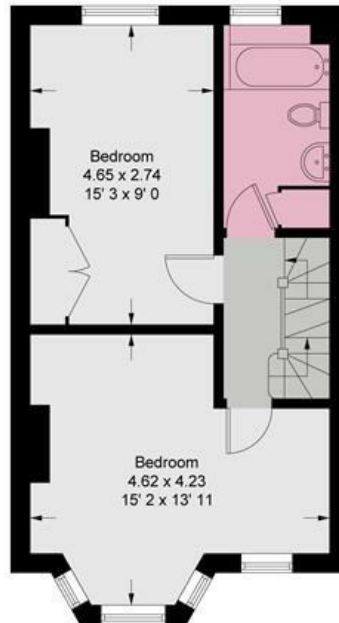Reduced Headroom / Eaves = 98 sq ft / 9.1 sq m
Total = 1221 sq ft / 113.5 sq m

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= Reduced headroom below 1.5m / 5'0

Garden
5.60 x 5.10
18' 4 x 16' 9
(Approx)

Shed

Bedroom
6.70 x 3.20
22' 0 x 10' 6

Eaves

Second Floor
368 sq ft / 34.2 sq m
(Including Reduced Headroom / Eaves)

Kitchen / Dining Room
4.60 x 4.60
15' 1 x 15' 1

Bedroom
4.65 x 2.74
15' 3 x 9' 0

Reception Room
4.62 x 3.40
15' 2 x 11' 2

IN

Bedroom
4.62 x 4.23
15' 2 x 13' 11

Ground Floor
428 sq ft / 39.8 sq m

First Floor
425 sq ft / 39.5 sq m

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		84
(69-80) C	70	
(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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		

England & Wales — EU Directive 2002/91/EC