



JAMES  
ANDERSON



## TO LET

**£3,450 Per Month**

Elm Bank Mansions, Barnes, SW13

Per Month

An exquisite and spacious three-bedroom apartment boasting breath taking views of the River Thames and Barnes Bridge. Situated within an esteemed Edwardian mansion block, this property offers well designed living spaces, including a fully equipped kitchen diner, a contemporary bathroom with a separate shower, three generously sized bedrooms, and a delightful bay fronted reception room providing stunning river views. The property is further enhanced by ample storage and access to a garage.

Residents of this block enjoy various amenities, including on-site portage, CCTV security, well lit communal halls and stairwells, communal gardens, and convenient bike storage. Elm Bank Mansions is conveniently located moments away from the charming Barnes Village and White Hart Lane, providing easy access to local amenities. Commuters will appreciate the short walk to Barnes Bridge station, and the proximity to both the M3 and M4 motorways facilitates straightforward travel to the South and West.



Three Bedrooms



Modern Bathroom



Stunning Reception Room



Large Kitchen



EPC C / Council Tax F / Deposit £4,038.46



Barnes Bridge Station



Outstanding Local Schools



River Viewings



Prestigious Building



12 Month Minimum Term / Holding Deposit £807.69



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

0208 878 8688

# Elm Bank Mansions

Approximate Gross Internal Area = 1198 sq ft / 111.3 sq m  
 (Excluding Reduced Headroom)  
 Reduced Headroom = 2 sq ft / 0.2 sq m  
 Total = 1200 sq ft / 111.5 sq m



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= Reduced headroom below 1.5m / 5'0



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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>74</b>	<b>83</b>

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

