



JAMES
ANDERSON



TO LET

Ellison Road, Barnes, SW13

£5,250 Per Month

Per Month

Attractive, period, semi-detached family home set in a quiet, residential cul-de-sac in the heart of Barnes village. This charming family home offers 3 double bedrooms and a nursery. With front and rear gardens as well as external storage and a generous balcony of the guest bedroom. The inviting living space features a cosy fireplace, there is also a modern Kitchen that opens into a dining area and a practical utility area with a guest W.C. The first floor accommodates a modern bathroom alongside four bedrooms and stairs that lead to an attic, perfect for a home office or additional storage space. Ellison Road offers easy access to Barnes village amenities, the river, and Barnes pond. Barnes station is a short walk away, providing regular service to London Waterloo, with local bus services also nearby.



Four Bedrooms



Bathroom & Guest W.C.



Two Reception Rooms



Modern Kitchen



EPC E/ Council Tax G / Deposit/ £6,057.69



Barnes Station



Outstanding Local Schools



Central Barnes Location



Private Garden



12 Month Minimum Term / Holding Deposit £1,211.53



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

0208 878 8688



GROUND FLOOR
APPROX. FLOOR
AREA 77.5 SQ.M
(835 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 53.1 SQ.M
(571 SQ.FT.)

TOTAL APPROX. FLOOR AREA 130.6 SQ.M. (1406 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			75
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	
(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			75
(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		

