



**JAMES  
ANDERSON**



## TO LET

The Broadway, Barnes, SW13

## £2,500 Per Calendar

Per Calendar Month

An immaculate two bedroom split level apartment, ideally located for Barnes Bridge and Mortlake stations. On the first floor the property comprises a large modern kitchen complete with appliances and tiled flooring, a spacious and bright reception room with feature fireplace, a well proportioned second bedroom and fully tiled shower room. The property boasts partial a large principal bedroom with en-suite bathroom on the top floor which has been finished to a high standard. The Broadway is ideally situated for the restaurants and shops of White Hart lane and Barnes village as well as the River Thames and Barnes Bridge train station.



Two Bedroom Apartment



Two Bathrooms



Bright Reception Room



Large Kitchen



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



Barnes Bridge Station



Barnes Primary School



White Hart Lane



Partial River Views



12 Month Minimum Term / Holding Deposit £576.92



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

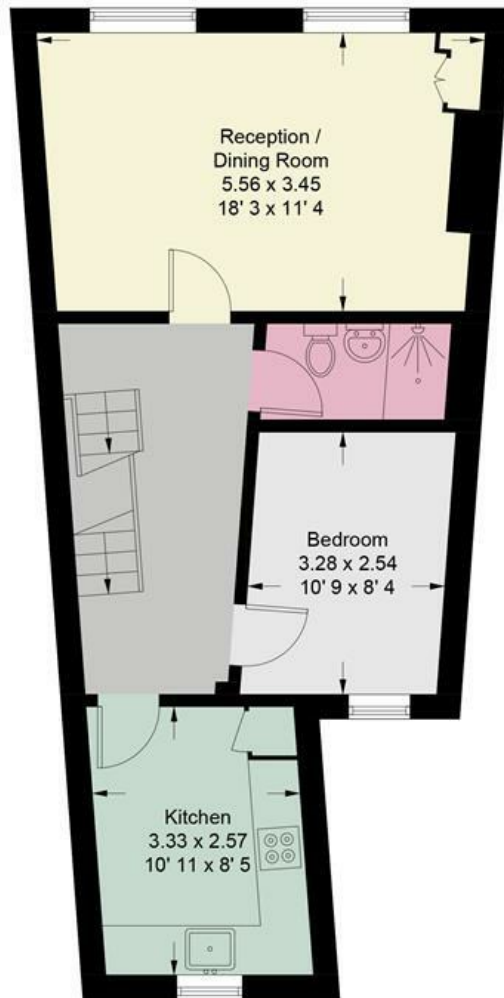
0208 878 8688

# The Broadway

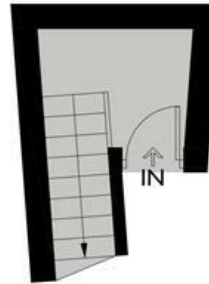
Approximate Gross Internal Area = 813 sq ft / 75.5 sq m  
 (Excluding Reduced Headroom)  
 Reduced Headroom = 33 sq ft / 3.1 sq m  
 Total = 846 sq ft / 78.6 sq m



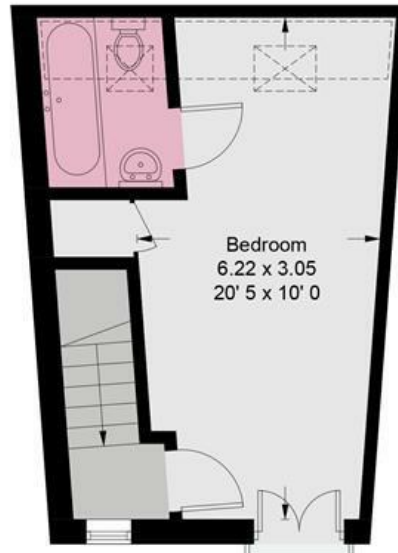
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**Second Floor**  
534 sq ft / 49.6 sq m



**First Floor**  
42 sq ft / 3.9 sq m



**Third Floor**  
270 sq ft / 25.1 sq m  
(Including Reduced Headroom)

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			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>68</b>	<b>70</b>

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

