



**JAMES  
ANDERSON**












## TO LET

Seaforth Lodge, Barnes, SW13

## £2,500 Per Month

Per Month

Seaforth Lodge is an attractive Art Deco development and the apartment benefits from an abundance of natural light, gas central heating and double glazed windows. The flat offers a spacious living room, modern fully fitted kitchen, bathroom with shower over bath and two generously sized double bedrooms; one of which benefits from built in wardrobes. The property also boasts off street parking to the rear and is ideally placed for access to Barnes pond and the shops, restaurants and pubs of Barnes Village. Barnes Bridge Station is a short walk away and the 209/419 buses offer an excellent service to Hammersmith Tube Station.

-  Two Double Bedrooms
-  Family Bathroom
-  Large Reception
-  Modern Kitchen
-  EPC C / Council Tax D / Deposit £2,884.61
-  Barnes Bridge Station
-  Excellent Local Schools
-  Barnes Village Location
-  Off Street Parking
-  12 Month Minimum Term / Holding Deposit £576.92

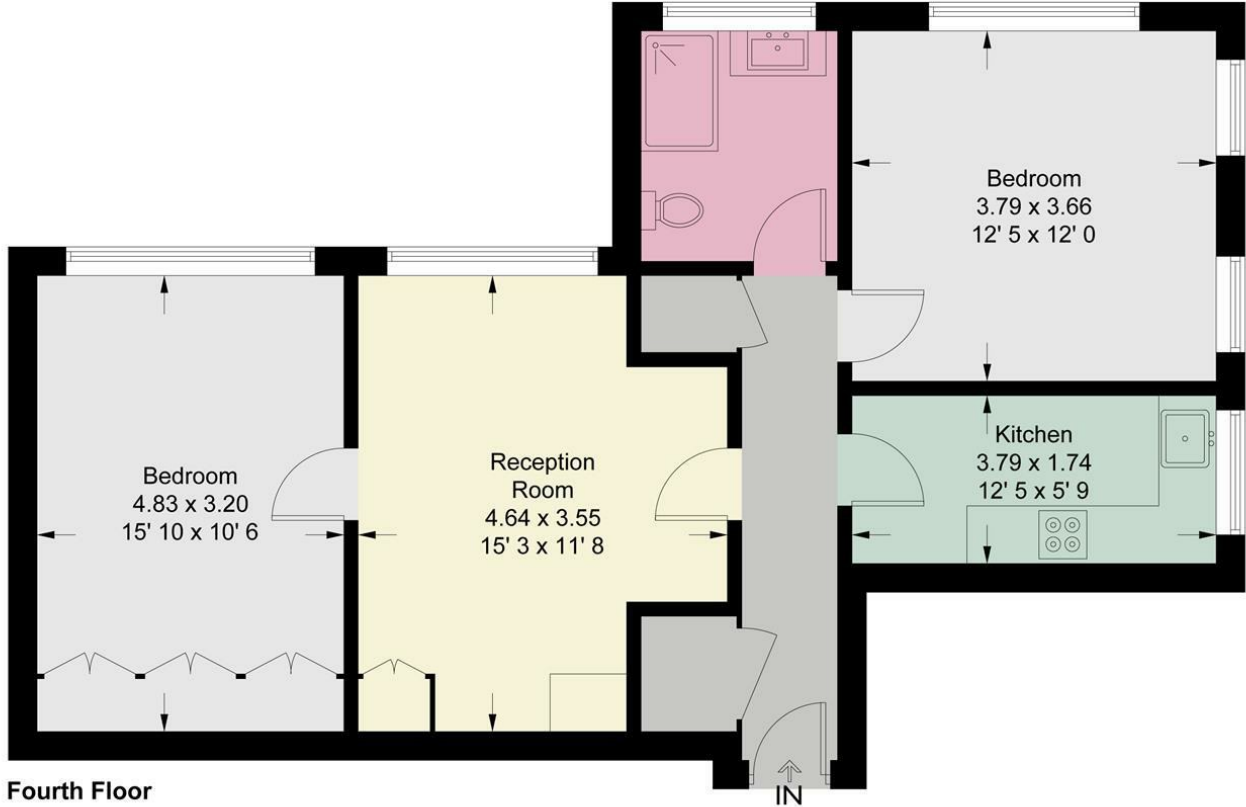


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 878 8688

# Seaforth Lodge

Approximate Gross Internal Area = 723 sq ft / 67.2 sq m



Fourth Floor

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	

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>		
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