



**JAMES  
ANDERSON**



# TO LET

Rocks Lane, Barnes, SW13

# £2,300 Per Month

Per Month

A spacious split-level two bedroom apartment on the first floor of this semi-detached period property. This light and bright home combines character period features with modern living. There are high ceilings throughout, several original feature fireplaces, a modern bathroom, a storage loft and double glazing throughout. The master bedroom leads to a private decked south-west facing sun terrace. The reception room with feature fireplace is exceptionally light with a large bay window and unobstructed views across Barn Elms playing fields. The kitchen with integrated appliances, slate flooring and breakfast bar also benefits from a small balcony. Barnes station (26 mins to Waterloo) is close by as are the frequent bus services. The green open spaces of Barnes and Putney Common are moments away.



Two Bedroom Apartment



Modern Bathroom



Spacious Reception Room



Open Plan Living Room



EPC D / Council Tax D / Deposit £2,653.46



Barnes Station



Excellent Local Schools



Barnes Common



Private Terrace



12 Month Minimum Term / Holding Deposit £530.76



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

0208 878 8688



First Floor

## Rocks Lane

Approximate Gross Internal Area = 656 sq ft / 60.9 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact  
All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice

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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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