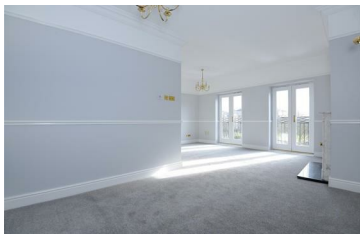




**JAMES  
ANDERSON**



## TO LET

**£5,250**

Heidegger Crescent, Barnes, SW13

Stunning four bedroom townhouse situated in the prestigious Barnes Waterside development. The property has been renovated throughout with underfloor heating on the ground floor, comprising a fully fitted modern kitchen which extends out to a spacious dining area with doors leading out to a private garden, a downstairs W/C and access to the garage. The first floor provides a large L-shaped reception with two juliet balconies and a large double bedroom. The second floor presents three double bedrooms with built in wardrobes, one of which has a stylish en-suite, and a further family bathroom. Conveniently located close to the River Thames and Hammersmith underground network with quick links to the city.



Four Bedrooms



Two Bathrooms



Large Reception



Extended Kitchen



EPC C | Council Tax G | Holding Deposit £1,211.54



Hammersmith Station



St. Pauls School



Barnes Waterside Development



Private Garden



Deposit £7,269.23 | Minimum Term 12 Months

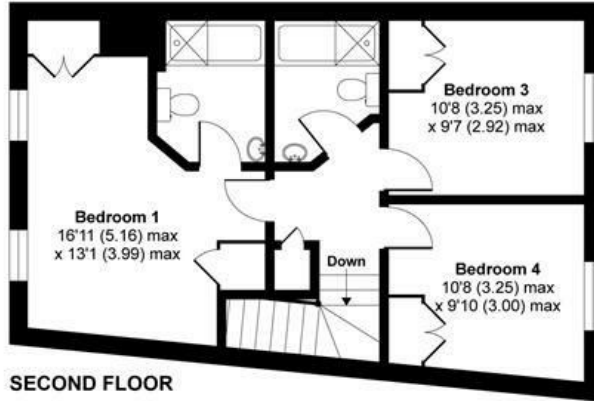


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

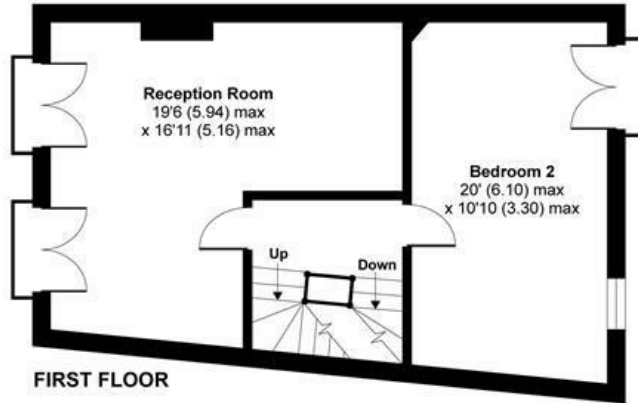
0208 878 8688

# Heidegger Crescent, London, SW13

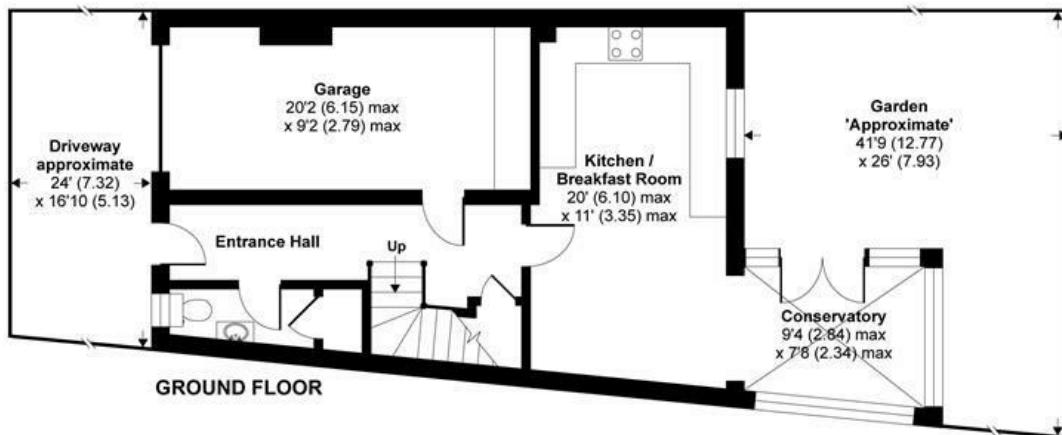
APPROX. GROSS INTERNAL FLOOR AREA 1790 SQ FT 166.2 SQ METRES (INCLUDES GARAGE)



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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| 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 |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

