



**JAMES  
ANDERSON**



## TO LET

Church Walk, Barnes, SW13

## £2,500 Per Month

Per Month

UNDERGOING RENOVATION WORKS - A rarely available, ground floor apartment nestled in the heart of Barnes village. This lovely home benefits from an abundance of charm and offers an exceptional feeling of light and space. The accommodation is arranged to provide two bedrooms, a large reception room, a modern kitchen with space for dining table and a fitted bathroom/wc. The property further benefits from a private rear garden as well as private spaces in the mature residents garden at the front. Church Walk is conveniently placed moments from the shops of Church Road and the amenities of the village are virtually on your doorstep with Barnes Bridge Stations also being a short walk away.



Two Double Bedrooms



Modern Bathroom



Spacious Reception Room



Bright Kitchen with Utility Room



EPC / Council Tax D / Deposit £2,884.61



Barnes Station



St Osmond's School



Central Location



Private Garden



12 Month Minimum Term / £576.92 Holding Deposit

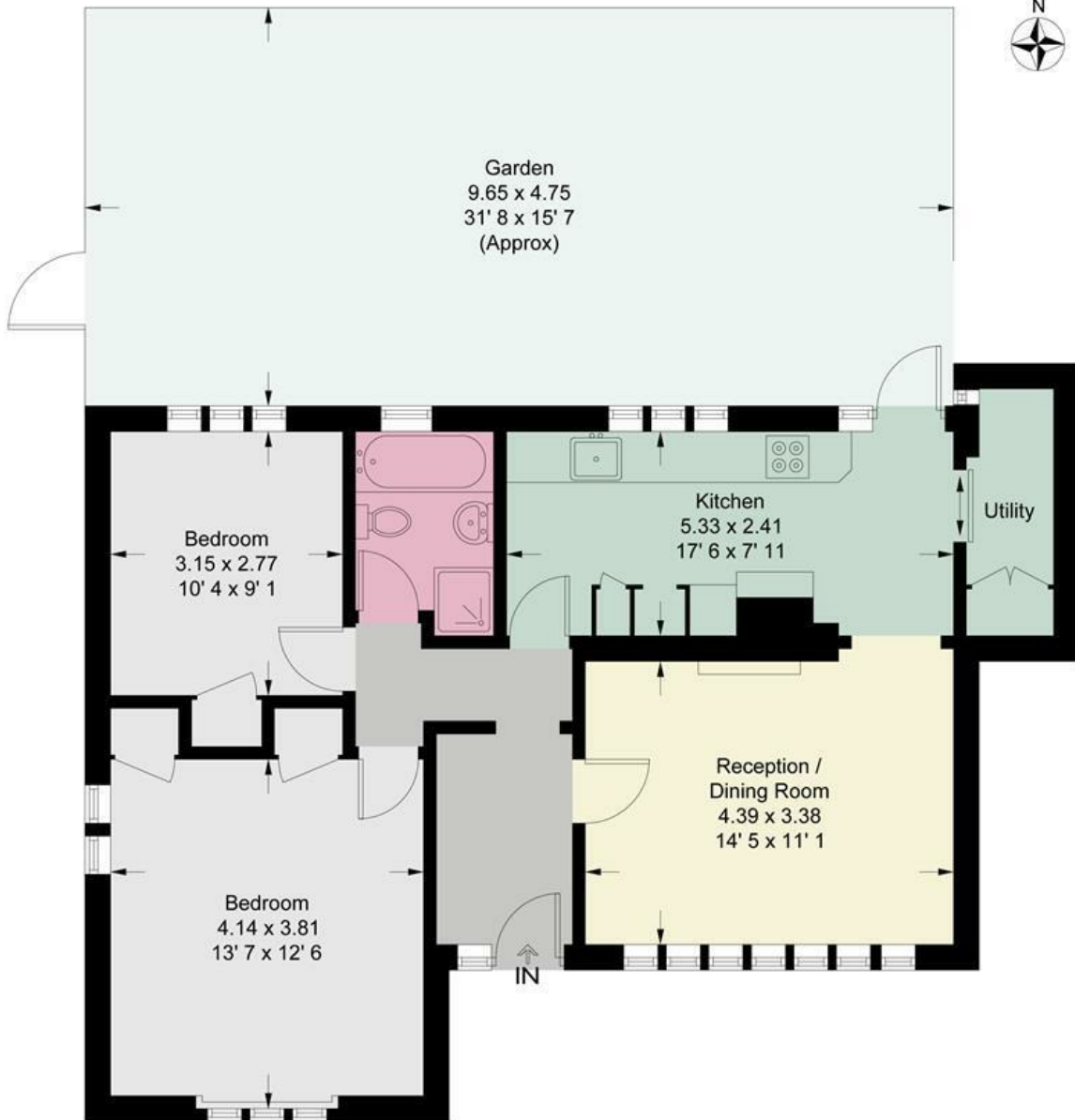


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 878 8688

# Church Walk

Approximate Gross Internal Area = 777 sq ft / 72.2 sq m



**Ground 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
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(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>		
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