



**JAMES  
ANDERSON**



## TO LET

Station Road, Barnes, SW13

## £4,800 Per Month

Per Month

A charming three-bedroom family house nestled in the heart of Barnes Village. This welcoming home features a modern, high-spec kitchen that opens up to a spacious dining room with double doors leading to a cozy courtyard garden. The ground floor also offers a warm and inviting double reception room, along with a separate WC.

Upstairs, you'll find a large principal bedroom with an en-suite, two additional comfortable double bedrooms, and a family bathroom complete with high-quality fittings and a classic roll-top bath. The property showcases beautiful oak wooden flooring throughout and has been thoughtfully decorated to create a homely and inviting atmosphere.



Three Double Bedrooms



Two Bathrooms



Large Reception Room



Stunning Kitchen



EPC C / Council Tax F / Deposit £5,538.46



Close To Barnes Station



St Osmund's Catholic Primary School



Barnes Village



Private Courtyard Garden



12 Months Minimum Term / Holding Deposit £1,107.69

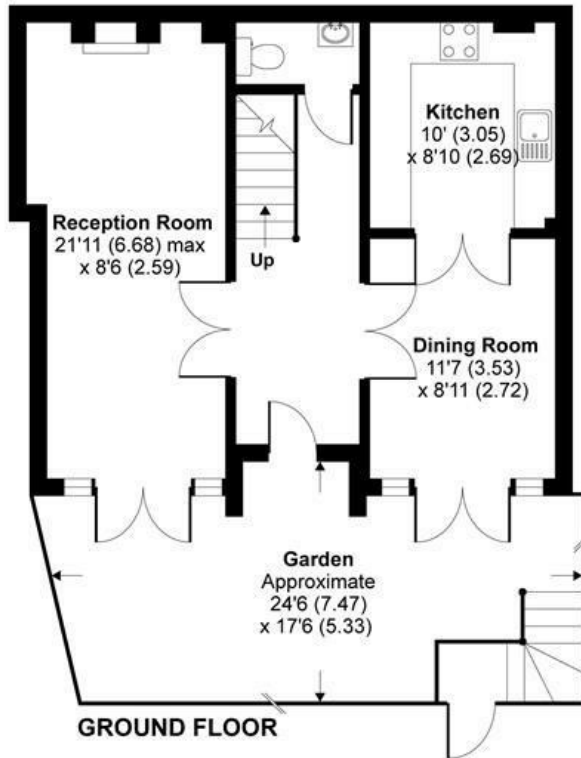
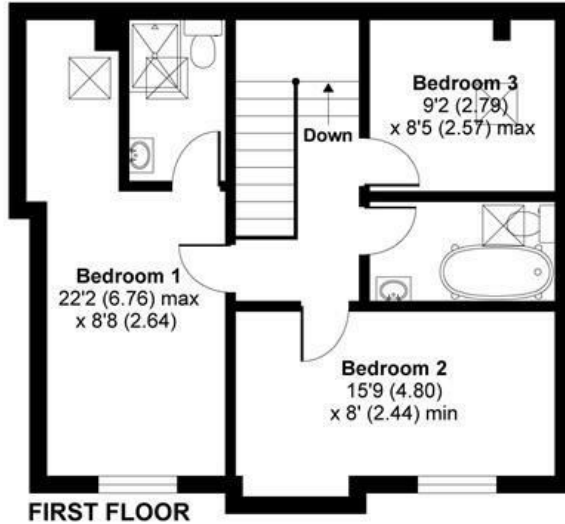


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 878 8688

# Station Road, London, SW13

APPROX. GROSS INTERNAL FLOOR AREA 1103 SQ FT 102.4 SQ METRES



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>			<div style="text-align: center;"> <span style="font-size: 2em;">88</span> </div>
(81-91) <b>B</b>		<div style="text-align: center;"> <span style="font-size: 2em;">78</span> </div>	
(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	

