



**JAMES  
ANDERSON**



## TO LET

Wyatt Drive, Barnes, SW13

**£3,500 Per Month**

Per Month

This expansive apartment (approximately 1,250 sq ft) is situated on the raised ground floor of an attractive modern building in the highly sought-after 'Barnes Waterside' area. This lovely home offers flexible accommodation, with the potential to be used as either a two or three-bedroom apartment.

The apartment features a bright and spacious reception room that can be divided to suit your needs and opens onto a large private patio moments from the River Thames. The modern fitted kitchen complements the contemporary feel of the home, and there are two well-appointed bathrooms, including an en-suite to the principal bedroom.

The property further benefits from allocated parking and access to beautifully maintained communal gardens, adding to the appeal of this exceptional riverside home.



Three Bedrooms



Two Bathrooms



Bright Reception Room



Fitted Kitchen



EPC D/ Council Tax G/ Deposit £4,038.46



Hammersmith Tube



St Pauls School



Secure Parking



Large Private Terrace



12 Month Minimum Term / £807.69 Holding Deposit



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

**0208 878 8688**



**Raised 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
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>		<b>68</b>	<b>68</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		

