



JAMES
ANDERSON



TO LET

Langside Avenue, London, SW15

£550,000

Guide Price

A beautifully presented two-bedroom top-floor period-conversion flat, with a secluded south-facing rear garden, ideally situated on a quiet residential road, offering an impressive sense of space, natural light and privacy only moments from Barnes Station.

The property centres around a generous, elegant reception room, filled with natural light through its large windows, creating a bright, welcoming atmosphere for both entertaining and everyday living. This is complemented by a sleek, modern fitted kitchen, thoughtfully designed with excellent storage, ample workspace and a practical layout.

Both bedrooms are well proportioned and offer comfortable accommodation, with additional built-in storage throughout the home helping to maintain a clean, organised and uncluttered feel. This property enjoys a green and private aspect on one side, with a stunning outlook down an adjoining street on the other. The top floor position further enhances its privacy and allows an abundance of natural light to flow throughout the home.



Two Double Bedroom Apartment With Garden



Barnes Common & Roehampton Club



Bright Reception Room



Modern Fitted Kitchen



Freehold | EPC D | Council Tax D



Moments From Barnes Station



Catchment For Excellent Local Schools



Three Piece Bathroom Suite



Top Floor Period Conversion

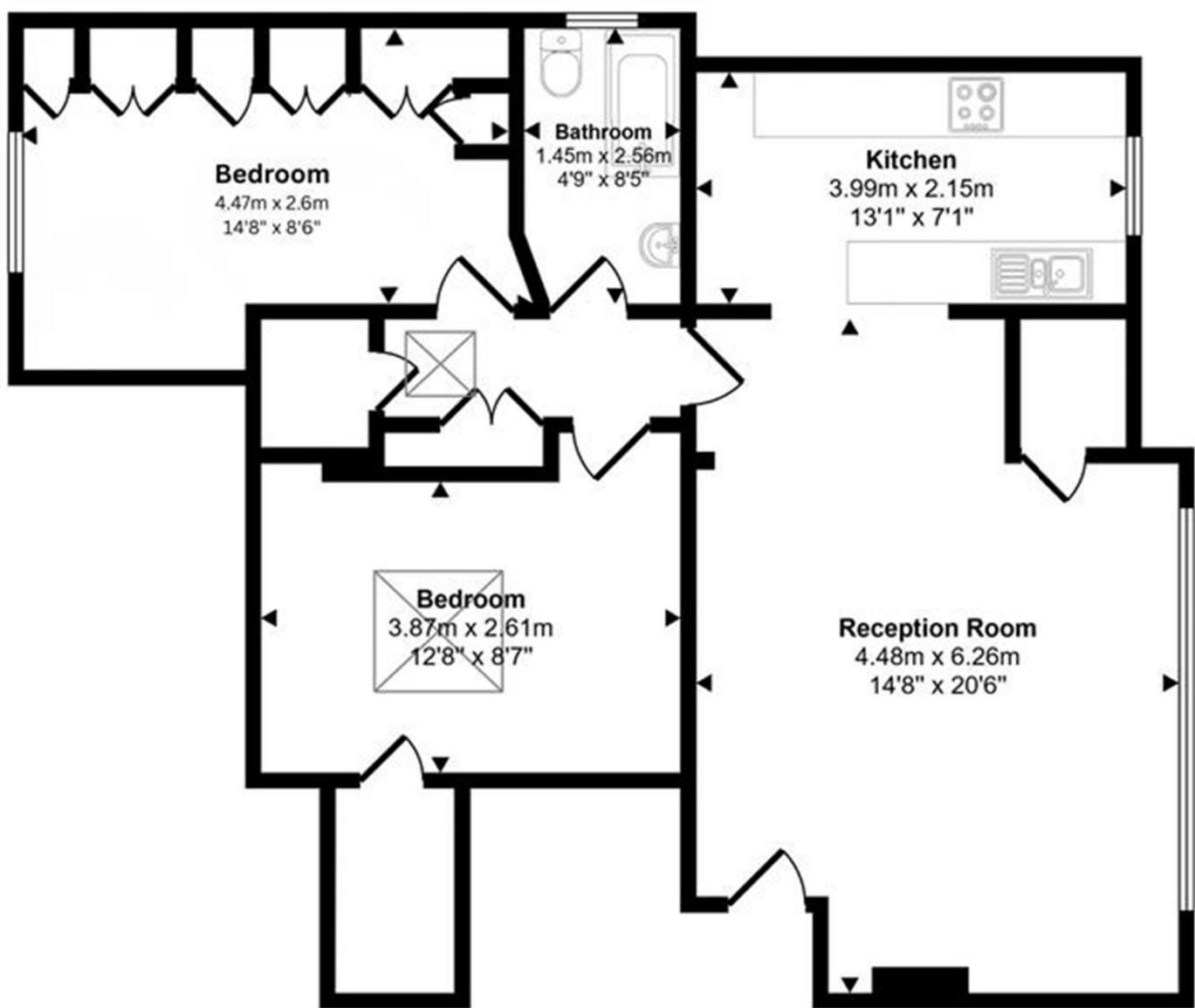


Ample Storage Throughout



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

020 8788 6611



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	79
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	

