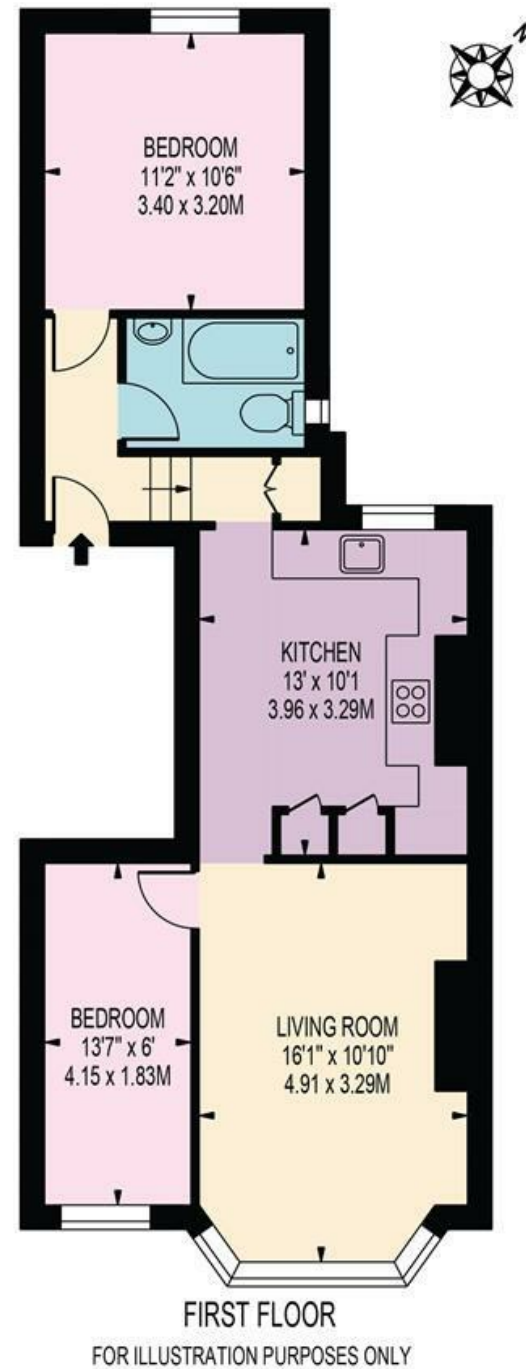


BEVERLEY ROAD
APPROXIMATE GROSS INTERNAL FLOOR AREA: 609 SQ FT - 56.56 SQ M



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



**6B Beverley Road,
Barnes, SW13 0LX**

TO RENT £2,250 Per MonthPCM

Welcome to this charming 2-bedroom apartment located on Beverley Road in the sought-after area of Barnes. Situated on the first floor of a Victorian conversion, this bright and spacious property offers a peaceful retreat in a lovely quiet location. The apartment features a fully fitted eat-in kitchen, perfect for preparing delicious meals, a large reception room ideal for entertaining guests or relaxing after a long day, two double bedrooms providing ample space for a small family or guests, and a tiled bathroom complete with a bath/shower combination and wc. One of the standout features of this property is its proximity to Barnes Common and the town centre, offering easy access to green spaces and local amenities. Additionally, Barnes station is just a 10-minute walk away, providing convenient transportation links. This apartment is available unfurnished, allowing you the freedom to decorate and style it to your taste. Furthermore, the property benefits from rear garden access, providing a tranquil outdoor space to enjoy during the warmer months.

- Well presented 2 bedroom flat
- Available 11th August
- Rear garden access (not direct from flat but from side)
- Permit parking on street available
- EPC D
- 1st floor of Victorian building
- 10 mins walk from Barnes station
- Unfurnished
- Council tax band D

020 8016 9700

www.fullergilbert.co.uk

Wimbledon Village Lettings, 95 High Street, Wimbledon Village, London, SW19 5EG

Location

Beverley Road is located in the heart of Barnes Village, which offers an eclectic range of shops, cafes and award winning restaurants. The well-known duck pond, green and common and River Thames towpath are within a few minutes' walk.

Barnes Bridge and Barnes stations offer a frequent service into Waterloo. There are also good bus services serving Putney and Richmond, all of which offer underground connections. Heathrow airport is easily accessible.

The schools in the area include St Paul's School, The Harrodian, The Swedish School, Ibstock Place School. For younger pupils -Colet Court, St Osmunds' (RC), Barnes Primary School.

Description

Charming 2-bedroom apartment located on Beverley Road in the sought-after area of Barnes. Situated on the first floor of a Victorian conversion, this bright and spacious property offers a peaceful retreat in a lovely quiet location.



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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales		EU Directive 2002/91/EC	

Please note on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that wiring, plumbing and drains have not been checked. Our client has advised us of the tenure of the property. The length of lease and service charge have been provided by a Third Party. Any intending purchaser must obtain confirmation of these facts from their solicitor.