



# Clavering Avenue

Barnes, SW13

£2,350 per month  
(£542.31 per week)

A charming ground floor garden flat, located on a peaceful residential street, in north Barnes. Its location is convenient for local schools, commuting and local amenities.

The reception room, kitchen and dining area are semi-open-plan and boast natural light throughout. There are two well-proportioned bedrooms and a bathroom, as well as a sunny rear garden.

Clavering Avenue is nestled in a quiet enclave off renowned Castelnau, near Lonsdale Road, Hammersmith Bridge and The River Thames.

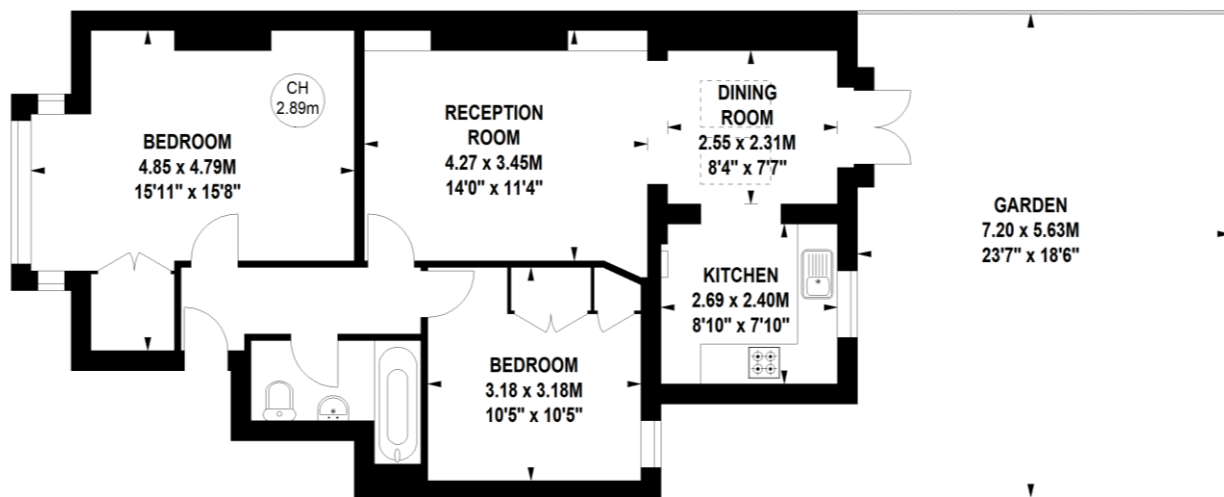
**CHESTERTONS**

# Clavering Avenue, SW13

Approximate gross internal area

66.52 sq m / 716 sq ft

Key :  
CH - Ceiling Height



## Ground Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only

**Minimum Term:** six months  
**Deposit Required:** five weeks rent (£2,711.54)  
**Local Authority:** London Borough of Richmond upon Thames  
**Council Tax Band:** D  
**EPC Rating:** C  
**Unfurnished**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	80
(55-68) <b>D</b>		
(38-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

## Chestertons Barnes Lettings

68-69 Barnes High Street  
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London  
SW13 9LD  
barnes@chestertons.co.uk  
020 8748 7733  
chestertons.co.uk

Additional tenant charges apply (fees apply to non-AST tenancies only)  
Tenancy Agreement Fee: £300  
References per Tenant/Guarantor: £60  
Inventory Check: Approx. £100-£250 (inc. VAT)  
chestertons.co.uk/property-to-rent/applicable-fees

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