



# Stillingfleet Road

Barnes, SW13

£3,300 per month  
(£761.54 per week)

A well-presented terraced house located close to the renowned schools and the public transport links of north Barnes. The property boasts a semi-open-plan reception room and kitchen, a landscaped rear garden, off-street parking and flexible accommodation with three or four bedrooms.

On the ground floor, as well as the reception room and kitchen, there is a separate utility room and hallway storage. There are two well-proportioned bedrooms and a third room that could be used as another bedroom; then the top floor houses the principal bedroom suite and eaves storage.

Stillingfleet Road is nestled in a residential enclave between well-known Castelnau and Lonsdale Road. Both offer convenient routes into Barnes Village and beyond. Necessary amenities and several independent eateries are available on Castelnau.

**CHESTERTONS**





# Stillingfleet Road

## Barnes, SW13

- Three to Four Bedrooms
- Landscaped Rear Garden
- Off-Street Parking
- Pets Considered
- Flexible on Furnishing (Subject to Agreement)





**Minimum Term:** six months  
**Deposit Required:** five weeks rent (£3,807.70)  
**Local Authority:** London Borough of Richmond upon Thames  
**Council Tax Band:** E  
**EPC Rating:** C  
**Furnished / Part-Furnished / Unfurnished**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		85
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

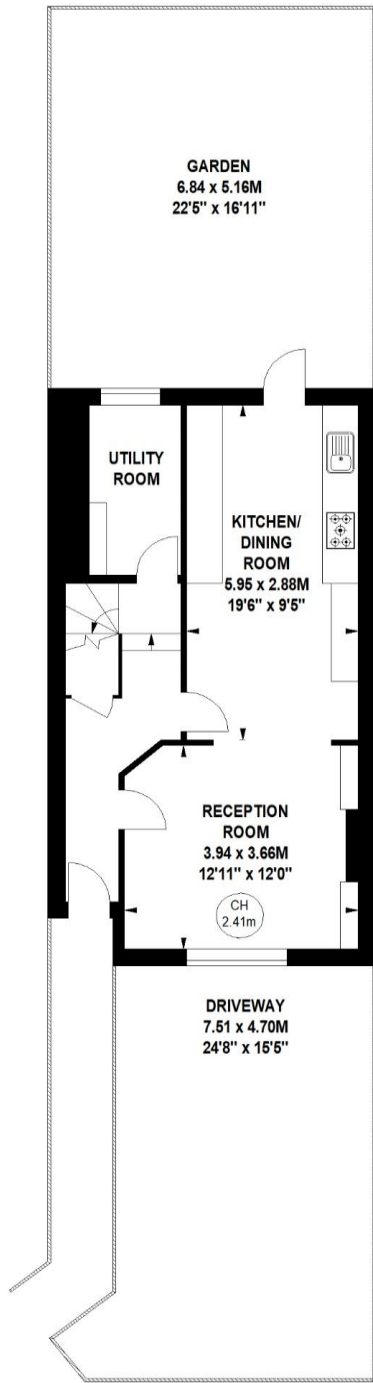
**Chestertons Barnes Lettings**

68-69 Barnes High Street  
 Barnes  
 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](http://chestertons.co.uk/property-to-rent/applicable-fees)

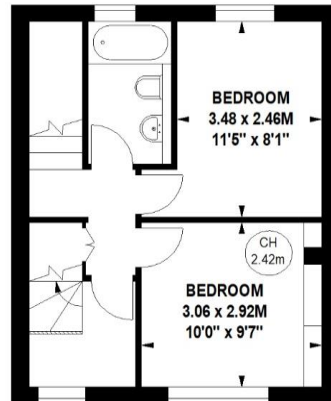
## Stillingfleet Road, SW13

Approximate gross internal area  
**105.91 sq m / 1140 sq ft**  
 (Including Eaves Storage)  
**Eaves Storage**  
 3.72 sq m / 40 sq ft

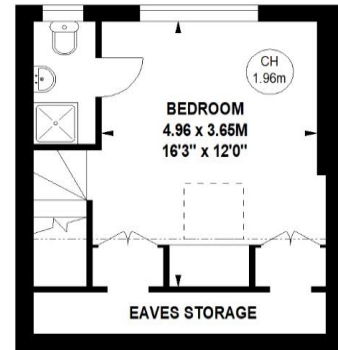


**Ground Floor**

Key :  
 CH - Ceiling Height



**First Floor**



**Second 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

