



Madrid Road

Barnes, SW13

£3,500 per month
(£807.69 per week)

A beautifully-presented split-level flat, within an attractive period conversion, on ever-popular Madrid Road in prime central Barnes. Benefits include generous proportions and a west-facing roof terrace.

Set on the first floor, the property offers a light bay-fronted reception room, a semi-open-plan kitchen and dining space with French doors to a west-facing terrace, a cloakroom and utility, and a study or third bedroom.

Upstairs, the second floor comprises a principal bedroom suite with wardrobes, a second double bedroom also with wardrobes, another bathroom and full-width eaves storage space.

Madrid Road is well-located for renowned local schools, including St. Paul's and The Harrodian, and for commuting via public transport. Necessary amenities are available on nearby Castelnau and the charms of Barnes Village are a short walk away.

CHESTERTONS



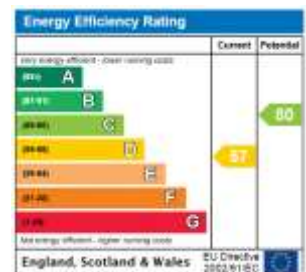
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- Spacious Split-Level Converted Flat
- Beautifully-Presented Throughout
- Three Bedrooms & Two Bathrooms
- West-Facing Roof Terrace
- Central Barnes Location



Minimum Term: six months
 Deposit Required: five weeks rent (£4,038.45)
 Local Authority: London Borough of Richmond upon Thames
 Council Tax Band: F
 EPC Rating: D
 Unfurnished



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

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Approximate gross internal area

132.94 sq m / 1431 sq ft

(Including Eaves Storage)

Eaves Storage

14.86 sq m / 160 sq ft



The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only.

The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on.

If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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