



Westfields Avenue

Barnes, SW13

£5,500 per month
(£1,269.23 per week)

A stylish and modern semi-detached house, close to the 'Outstanding' Ofsted rated Barnes Primary School, in sought-after 'Little Chelsea'. Built to a high specification, it offers high-end appliances, luxuriously appointed bathrooms and a landscaped south-facing garden.

The house is well-balanced, with an extensive kitchen, dining area and reception space opening onto to the garden patio. There is under-floor heating and mood-lighting zoned for all occasions. With a skylight over the seating area, both light and space flow to make the garden an extension of family living. The garden features Indian sandstone paving slabs, artificial turf and rendered planters at the rear.

The integrated Siemens appliances include an induction hob, single oven, combination micro-oven, 70/30 integrated fridge/freezer and dishwasher. The kitchen also features a butler's pantry, fitted with shelving and low-level cupboards, with a Quartz Granite worktop.

There is a formal reception room at the front of the property with a sash window complete with shutter fittings. The perfect area for parents to sneak away for a peaceful evening, for children to utilise as a playroom, or perhaps a study area providing somewhere to focus, yet convenient for the kettle, front door and cloakroom.

Arranged over two further floors, the four bedrooms and three bathrooms are reached via an elegant staircase with glass balustrades and low-level LED wall lights. There is another skylight on the top floor.



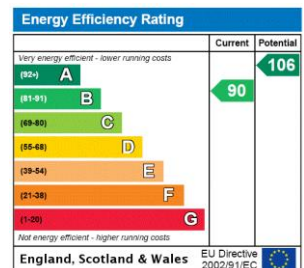
Westfields Avenue

Barnes, SW13

- Modern Semi-Detached House
- Two Reception Spaces
- Four Bedrooms & Three Bathrooms
- South-Facing Landscaped Garden
- 'Little Chelsea' Location



Minimum Term: 12 months
Deposit Required: six weeks rent (£7,615.38)
Local Authority: London Borough of Richmond upon Thames
Council Tax Band: G
EPC Rating: B
Unfurnished



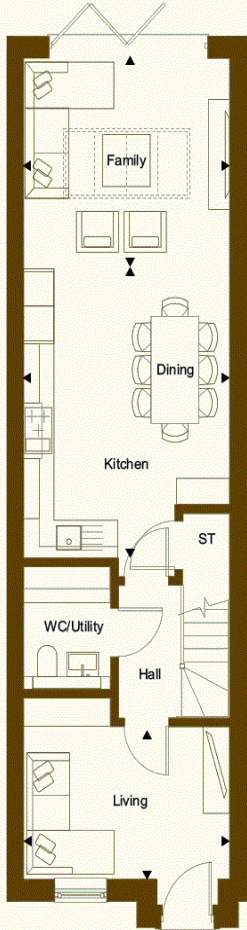
Chestertons Barnes Lettings

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)

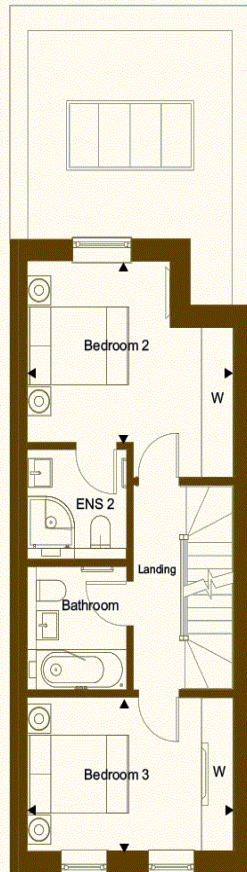
Tenancy Agreement Fee: £300
 References per Tenant/Guarantor: £60
 Inventory Check: Approx. £100-£250 (inc. VAT)
chestertons.co.uk/property-to-rent/applicable-fees

FLOOR PLANS PLOT 1



GROUND FLOOR

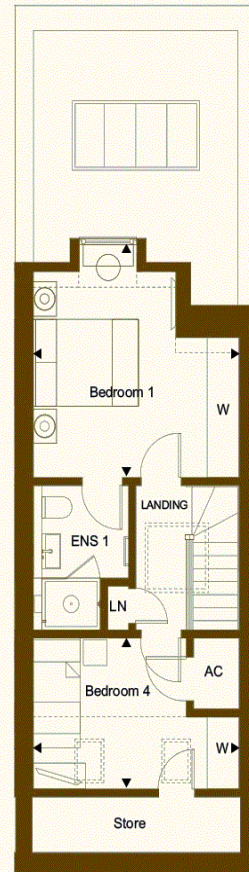
Kitchen/Dining	4.86m x 3.90m
Family	3.80m x 3.90m
Living	2.68m x 3.90m
Total Sq ^m	127.8m ²



FIRST FLOOR

Bedroom 2	3.15m x 3.90m
Bedroom 3	2.65m x 3.90m

(All bedroom measurements are taken into wardrobe spaces as marked up on the plans along with the master bedroom into the dormer window).



SECOND FLOOR

Bedroom 1	4.02m x 3.90m
Bedroom 4	2.61m x 3.90m