



Madrid Road

Barnes, SW13

£8,000 per month
(£1,846.15 per week)

A substantial semi-detached house nestled in a residential enclave of central Barnes. The property has been refurbished to a high standard throughout and boasts a generous lawned garden with an outbuilding.

Off a wide entrance hall, the ground floor offers a bay-fronted formal reception room, an open-plan secondary reception room and kitchen, a utility room and a bedroom with an en-suite bathroom.

Upstairs, on the first and second floors, are the spacious bay-fronted principal bedroom, seven further well-proportioned bedrooms, two well-appointed bathrooms and vast eaves storage space.

Madrid Road is set west of renowned Castelnau, offering a quiet residential situation with convenient access to the delights of Barnes Village, excellent local schools and to the many public transport routes of north Barnes and Hammersmith beyond.



Madrid Road

Barnes, SW13

- Substantial Semi-Detached House
- Refurbished to a High Standard Throughout
- Two Reception Rooms & Eight Bedrooms
- Open-Plan Kitchen with Utility Room
- Generous Lawned Garden



Minimum Term: 12 months
Deposit Required: 6 weeks rent (£11,076.90)
Local Authority: London Borough of Richmond upon Thames
Council Tax Band: H
EPC Rating: D
Unfurnished

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	59	
(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
 lettings.barnes@chestertons.co.uk
 020 8748 7733
 chestertons.co.uk

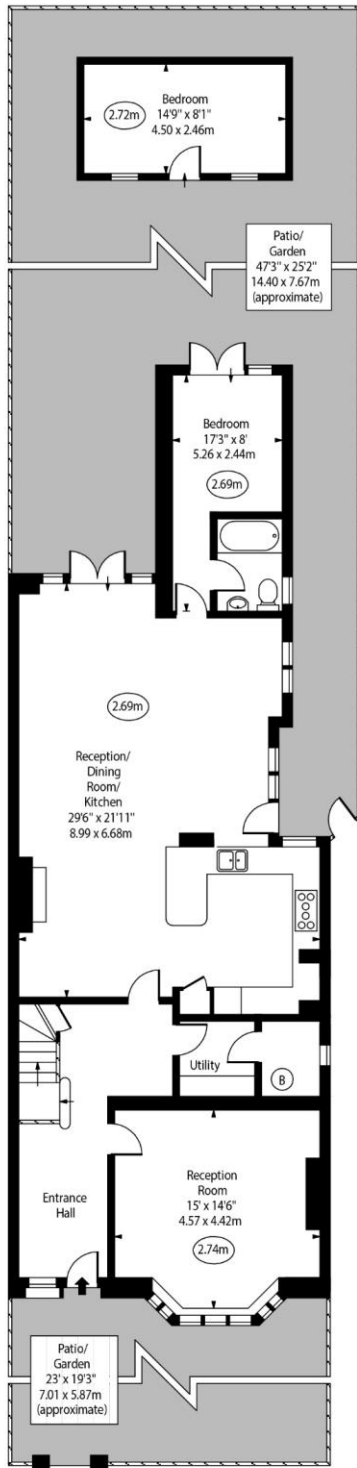
Additional tenant charges apply (fees apply to non-AST tenancies only)

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

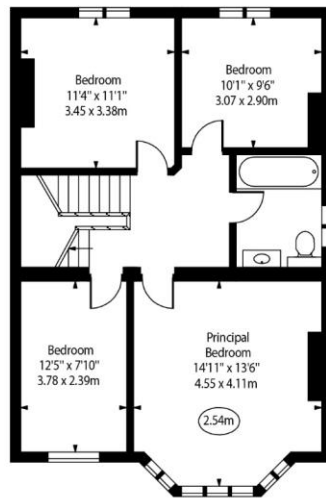
Madrid Road,
Barnes, SW13



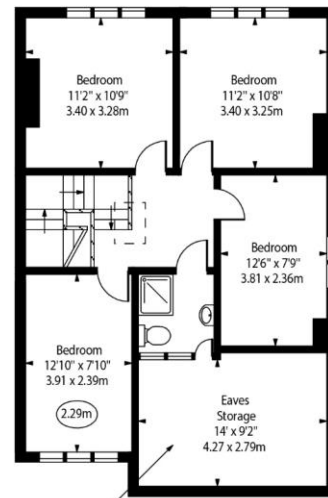
○ - Ceiling Height



Ground Floor



First Floor



Second Floor

Approx Gross Internal Area 2514 Sq Ft - 233.55 Sq M
Approx. Floor Area Including Restricted Heights 2645 Sq Ft - 245.72 Sq M
(Including Eaves Storage)
(Excluding Garden Bedroom)

For Illustration Purposes Only - Not To Scale
www.goldlens.co.uk
Ref. No. 018327E

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