



Rectory Road

Barnes, SW13

£6,500 per month
(£1,500 per week)

An attractive semi-detached period property nestled between the green spaces of Barnes Green and Barnes Common. The property boasts a generous west-facing rear garden and side access. It retains charming original features, including high-ceilings and large sash windows.

Accommodation is arranged over three floors. The ground floor comprises a double reception room, with two fireplaces and French doors to the garden, and a well-equipped open-plan kitchen and dining room with all necessary appliances and additional French doors to the patio and garden beyond.

Upstairs, the principal bedroom suite benefits from built-in wardrobes and a shower room. There are four further double bedrooms, three of which with fitted wardrobes, and two further well-appointed bathrooms, as well as ample eaves storage space on the top floor.

Rectory Road is a quiet tree-lined street in a residential enclave close to the delights of Barnes Village and the amenities of the High Street. Its location also affords convenient access to the renowned schools in the locality and to the many public transport links at north Barnes and Hammersmith.

CHESTERTONS



Rectory Road

Barnes, SW13

- Attractive Period Property
- Double Reception Room & Open-Plan Kitchen/Dining Room
- Five Double Bedrooms & Three Bathrooms
- West-Facing Rear Garden
- Nestled Between Barnes Green and Barnes Common



Minimum Term: 12 months
Deposit Required: six weeks rent (£9,000)
Local Authority: London Borough of Richmond upon Thames
Council Tax Band: G
EPC Rating: D
Unfurnished

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 84 |
| (69-80) C | | |
| (55-68) D | 66 | |
| (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

Rectory Road, SW13

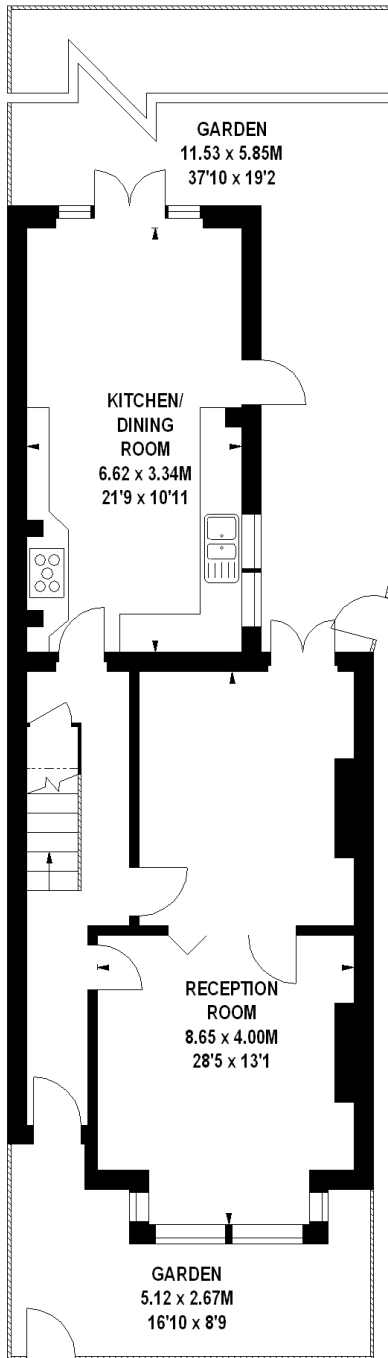
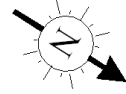
Approximate gross internal area

178.74 sq m / 1924 sq ft

(Including Eaves Storage)

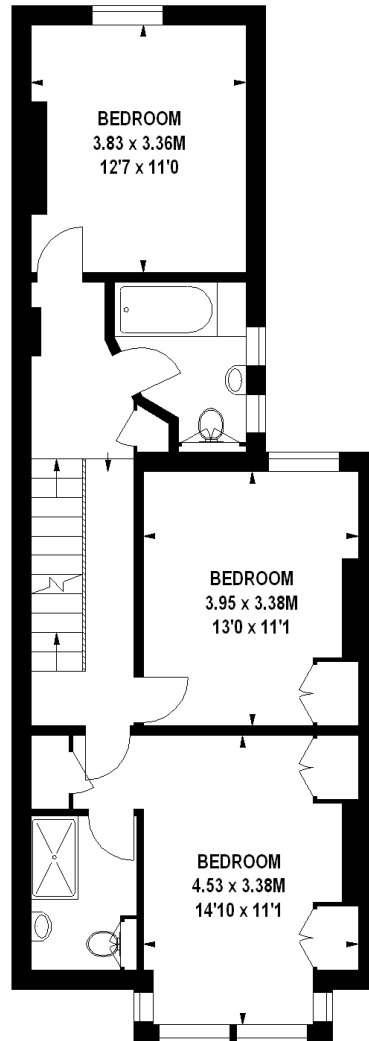
Eaves Storage

85 sq m / 7.90 sq ft



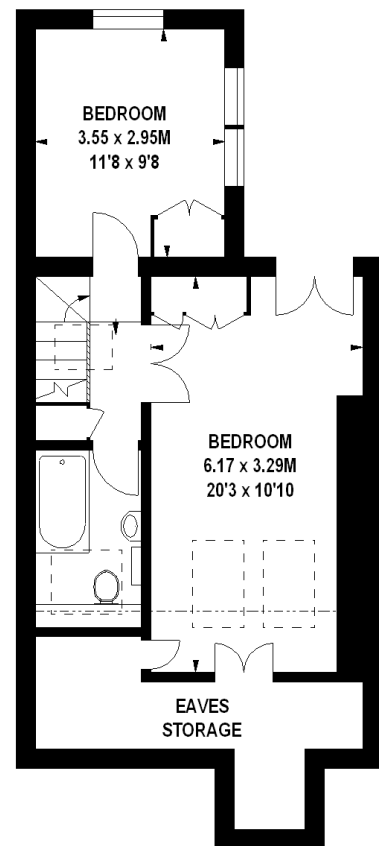
Ground Floor

694 sq ft



First Floor

699 sq ft



Second Floor

446 sq ft

Illustration For Identification Purposes Only. Not To Scale

*Floorplan Drawn According To RICS Guidelines

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