



## Devereux Lane

### Barnes, SW13

£6,500 per month  
(£1,500 per week)

A substantial double-fronted detached house located on Barnes Waterside and backing onto the Wetlands. The property boasts lateral accommodation arranged over two floors, a large south-facing mature garden which affords excellent privacy and off-street parking and a garage behind electric gates.

On the ground floor, a spacious entrance hall leads to a vast formal reception room with a bay window and French doors directly onto the garden. There is a secondary reception room, also with a bay window and doors onto the garden. The large kitchen and dining room benefits from a separate utility room and a centre island. This floor further provides two versatile spaces, currently a study and a music room. There is also a guest cloakroom off the hallway. The garage can be accessed via the garage door, via the side access and from the rear garden.

Upstairs, there are five generous bedrooms with fitted wardrobes and four bathrooms off a central landing. The principal bedroom suite boasts a bay window overlooking the garden and a large shower room. There are two additional en-suite bedrooms and two further double bedrooms, as well as another bathroom and ample storage space off the landing.

Barnes Waterside is a modern development, offering tranquillity, greenery and its own pond, nestled between renowned Castelnau and the River Thames in north Barnes. Necessary amenities and several local bus routes are available on nearby Castelnau and pedestrian access across Hammersmith Bridge allows for convenient commuting. Highly-regarded schools in the area include St. Paul's Boys and Juniors, The Harrodian and The Swedish School. Local primary schools include Lowther and St. Osmund's.



# Devereux Lane

## Barnes, SW13

- Double-Fronted Detached House
- Barnes Waterside Location Backing onto the Wetlands
- Lateral Accommodation Over Two Floors
- Five Double Bedrooms & Four Bathrooms
- Off-Street Parking & Garage
- Large South-Facing Garden



**Minimum Term:** six months  
**Deposit Required:** six weeks rent (£9,000)  
**Local Authority:** London Borough of Richmond upon Thames  
**Council Tax Band:** H  
**EPC Rating:** C  
**Furnished / Part-Furnished**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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](http://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)

