



# Hillersdon Avenue

Barnes, SW13

£5,500 per month  
(£1,269.23 per week)

A handsome period property, with beautiful interiors, in a prime Barnes Village location. The property benefits from a mature lawned garden, a separate utility room and a ground floor cloakroom.

Accommodation, on the ground floor, comprises a bay-fronted formal reception room, an expansive open-plan kitchen, dining room and secondary reception room with French doors to the garden.

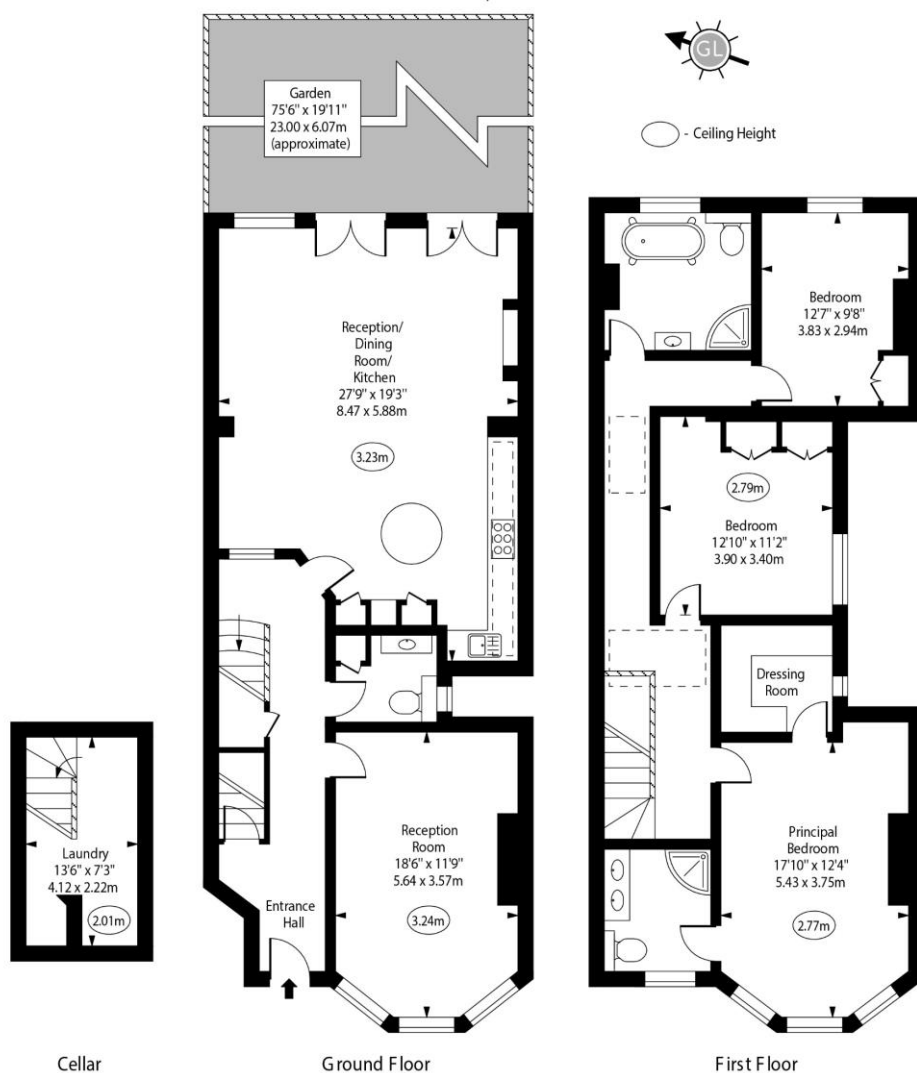
Upstairs, there is a generous master bedroom suite, with a dressing room and bathroom, as well as two further bedrooms with built-in wardrobes and a main bathroom with a bath tub and a shower.

Hillersdon Avenue is nestled in a quiet residential enclave by Barnes Green, just off Barnes High Street and adjoining Church Road. There is an array of amenities and eateries nearby and several outstanding schools in the area.

**CHESTERTONS**



Hillersdon Avenue,  
Barnes, SW13



Approx Gross Internal Area 1900 Sq Ft - 176.51 Sq M  
(Including Cellar)

For Illustration Purposes Only - Not To Scale  
www.goldlens.co.uk  
Ref. No. 018235R

**Minimum Term:** 12 months  
**Deposit Required:** 6 weeks (£7,615.38)  
**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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	55	
(38-54) <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 Village Lettings

68-69 Barnes High Street  
Barnes  
London  
SW13 9LD

lettings.barnes@chestertons.com

020 8748 7733

chestertons.com

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.com/property-to-rent/applicable-fees](https://chestertons.com/property-to-rent/applicable-fees)

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