



# 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.

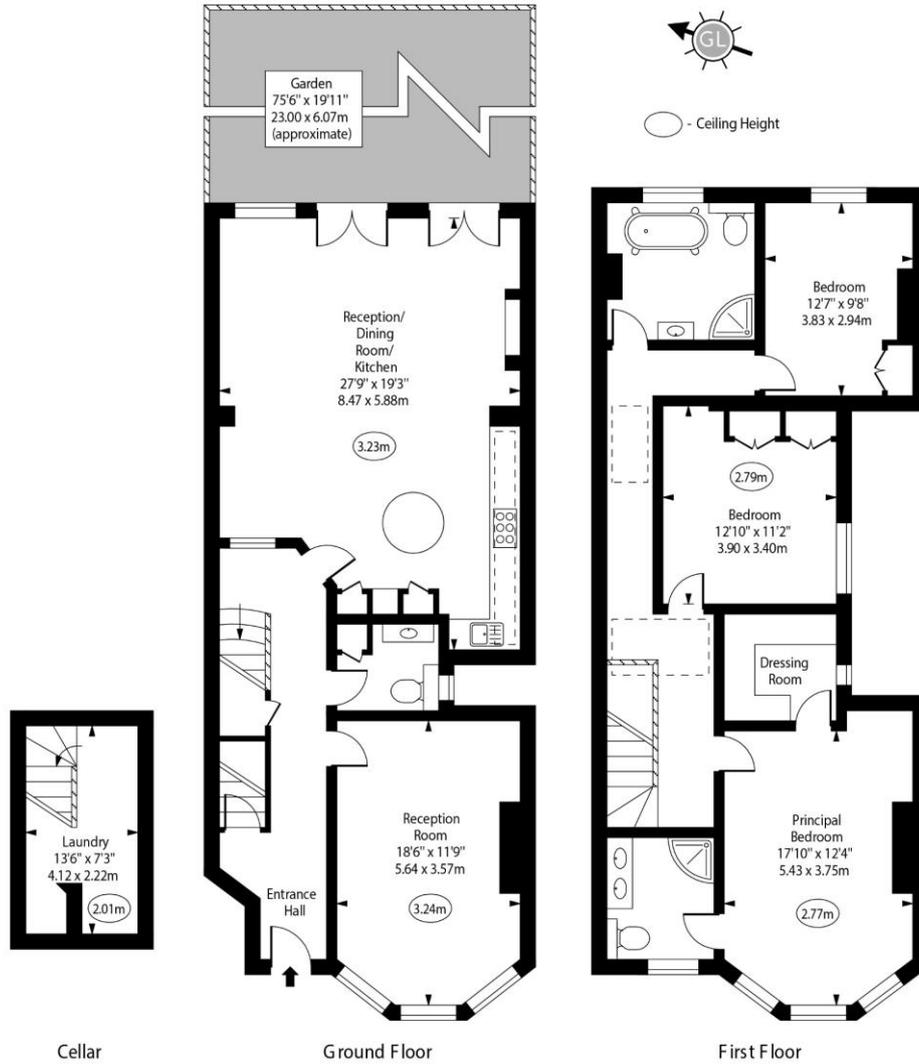
Accommodation, on the ground floor, comprises a bay-fronted formal reception room, an expansive open-plan kitchen, dining room and secondary reception room with French doors to the garden.

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**

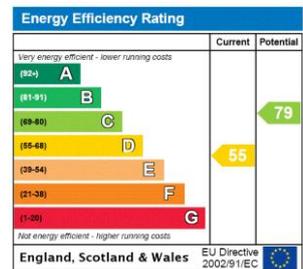
Hillersdon Avenue,  
Barnes, SW13



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**



**Chestertons Barnes Village Lettings**

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London  
SW13 9LD  
lettings.barnes@chestertons.com  
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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)  
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