



Hillersdon Avenue

Barnes, SW13

£6,250 per month
(£1,442.31 per week)

A handsome period property on a prime residential avenue in the heart of Barnes Village. The property boasts a mature 75 ft. lawned garden, a cellar utility room and a ground floor cloakroom.

On the ground floor, off the entrance hall, is an inviting bay-fronted reception room, a guest cloakroom and a generous open-plan kitchen, dining and reception space at the rear with two sets of French doors out to the charming and sizeable garden. There is also a utility room in the cellar.

Upstairs, there is a luxurious bay-fronted principal bedroom suite, with a dressing room and a well-appointed en-suite bathroom. There are two further well-proportioned double bedrooms with bespoke built-in wardrobes and there is a main bathroom with a bathtub and a separate 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, independent boutiques, eateries and high-street favourites nearby and there are several outstanding schools in the area. Barnes Village further benefits from the renowned pond, access to Barnes Common, several local bus routes and a weekly farmers' market.



Hillersdon Avenue

Barnes, SW13

- Handsome Period Property
- Bay-Fronted Reception Room
- Open-Plan Kitchen & Dining Room
- Three Double Bedrooms & Two Bathrooms
- 75 Ft. Lawned Garden
- Prime Barnes Village Location



Minimum Term: 12 months
Deposit Required: six weeks rent (£8,653.85)
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		
(69-80) C		79
(55-68) D	55	
(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
Letting.barnes@chestertons.co.uk
020 8748 7733
chestertons.co.uk

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

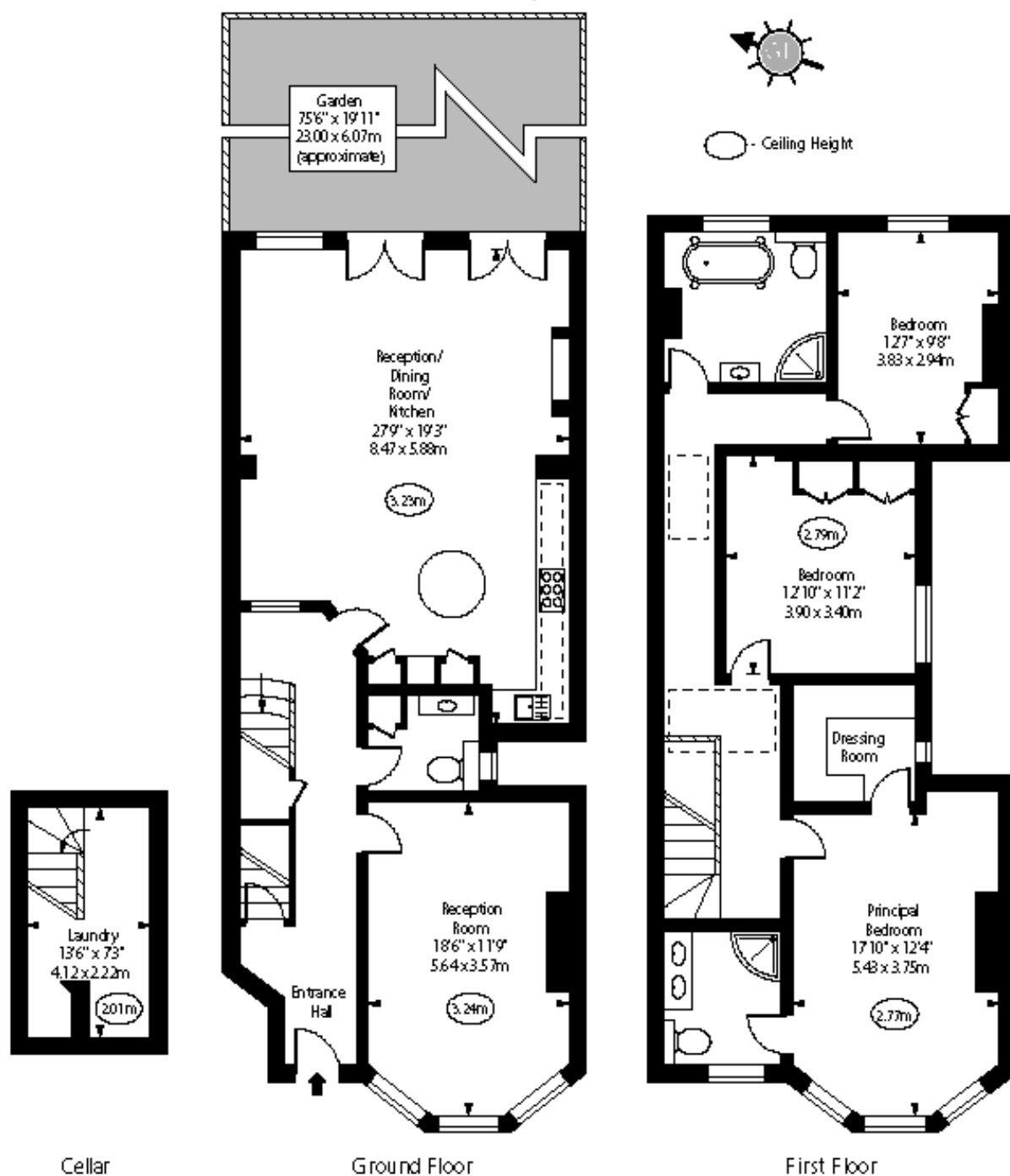
Tenancy Agreement Fee: £300

References per Tenant/Guarantor: £60

Inventory Check: Approx. £100-£250 (inc. VAT)

chestertons.co.uk/property-to-rent/applicable-fees

Hillersdon Avenue,
Barnes, SW13



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

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www.goldlens.co.uk
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