



St. Ann's Road

Barnes, SW13

£3,500 per month
(£807.69 per week)

A well-proportioned maisonette, arranged over the first and second floors of a charming property, in prime Barnes Village. The property benefits from a south-west facing balcony.

Accommodation includes a generous reception and dining room, a dual-aspect kitchen and breakfast room, three bedrooms, two bathrooms and ample eaves storage space.

St. Ann's Road is nestled in a quiet residential enclave off Barnes High Street. The delights of the Village include the Pond, the Green and a weekly Farmers' Market; as well as independent boutiques and eateries.

CHESTERTONS



St. Ann's Road

Barnes, SW13

- Charming Purpose-Built Maisonette
- Dual-Aspect Kitchen & Breakfast Room
- Three Bedrooms & Two Bathrooms
- South West Facing Balcony
- Prime Barnes Village Location



Minimum Term: 12 months
Deposit Required: five weeks rent (£4,038.45)
Local Authority: London Borough of Richmond upon Thames
Council Tax Band: E
EPC Rating: C
Unfurnished

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	70	76
(55-68) D		
(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

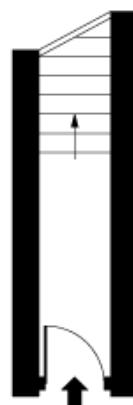
References per Tenant/Guarantor: £60

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

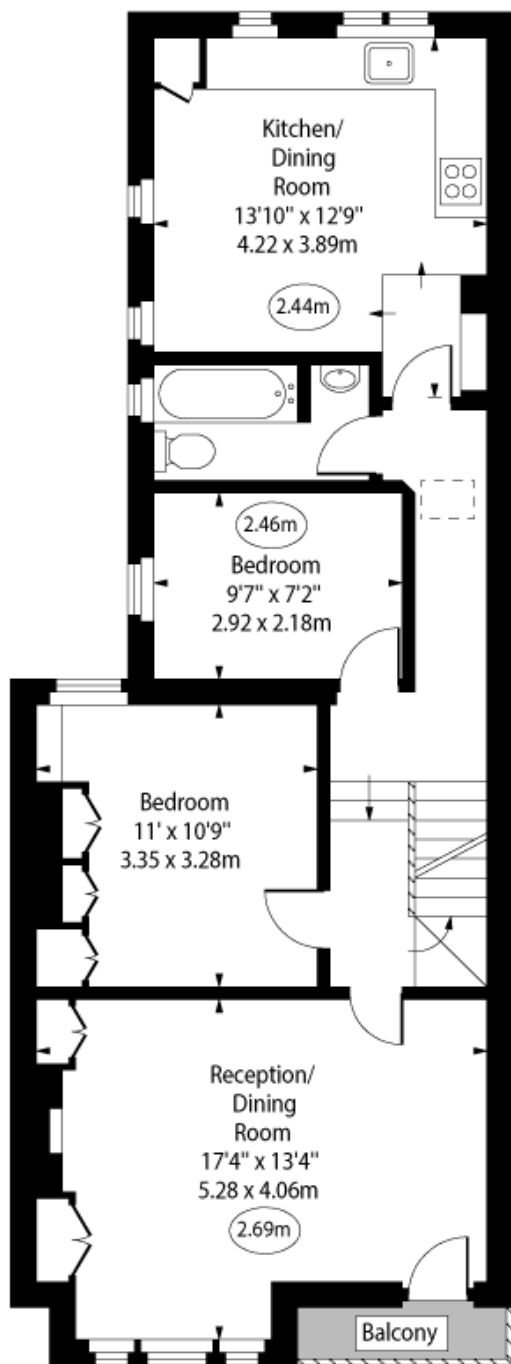
chestertons.co.uk/property-to-rent/applicable-fees

St. Ann's Road, SW13

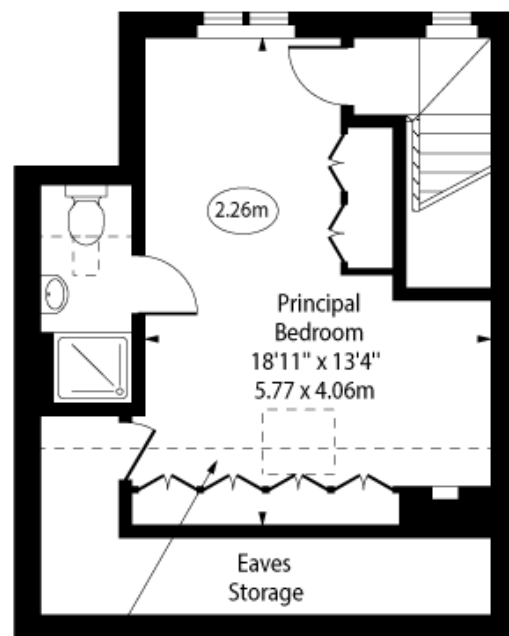
○ - Ceiling Height



Ground Floor



First Floor



Second Floor

Approx Gross Internal Area

1009 Sq Ft - 93.74 Sq M

Approx. Floor Area Including Restricted Heights
(Including Eaves Storage)

1122 Sq Ft - 104.23 Sq M

For Illustration Purposes Only - Not To Scale
www.goldlens.co.uk
Ref. No. 020991E

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