



Heidegger Crescent

Barnes, SW13

£8,000 per month
(£1,846.15 per week)

A modern townhouse that has been comprehensively refurbished to an exceptional standard. Located on a private crescent, on the Barnes Waterside development, it boasts spectacular views over the London Wetlands and off-street parking for two cars. Arranged over four floors, the property offers approximately 2,700 square feet of well-proportioned accommodation.

On the ground floor, there is an integral storage space accessible from the driveway. Off the wide entrance hall, there is a guest cloakroom, a utility room and storage cupboards. At the rear of the property, there is a stunning open-plan kitchen and dining space boasting a large central island, ample cabinetry, a large skylight and stylish Crittal doors to the landscaped garden.

Upstairs, the first floor offers a light and spacious front reception room with a Juliet balcony overlooking the crescent and a secondary rear reception room, also with a Juliet balcony, which could be used as a large bedroom. The second floor provides a full-width principal bedroom suite with large windows, bespoke wardrobes and a shower room. There is a well-appointed bathroom with a bathtub and separate shower, plus two further bedrooms with bespoke wardrobes, on this floor. The third floor comprises a large bedroom with an en-suite shower room and eaves storage space.

Heidegger Crescent is nestled within leafy Barnes Waterside and offers a charming balance of tranquillity and proximity to nearby amenities, transport and schools. There is a parade of independent stores and eateries on nearby Castelnau, along with several local bus routes. Renowned schools in the area include St. Paul's Boys and Junior schools, The Harrodian, The Swedish School and Lowther Primary. Commuting is convenient via pedestrian access across Hammersmith Bridge for rail services and via road links to the M3 and M4 Motorways.

CHESTERTONS



Heidegger Crescent

Barnes, SW13

- Modern Townhouse on Barnes Waterside
- Comprehensively Refurbished
- Four-Five Bedrooms & Three Bathrooms
- Spectacular Views of the London Wetlands
- Off-Street Parking for Two Cars



Minimum Term: six months
Deposit Required: six weeks rent (£11,076.92)
Local Authority: London Borough of Richmond upon Thames
Council Tax Band: H
EPC Rating: D
Part-Furnished

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	77
(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)

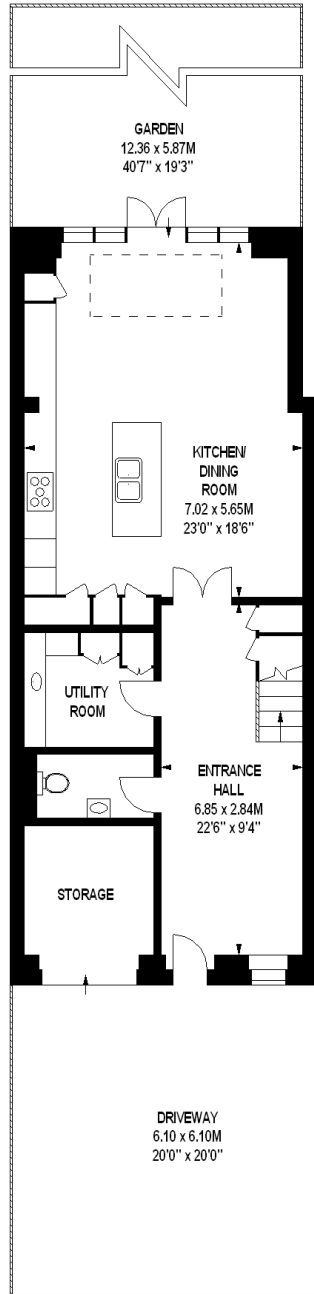
chestertons.co.uk/property-to-rent/applicable-fees

Heidegger Crescent, SW13

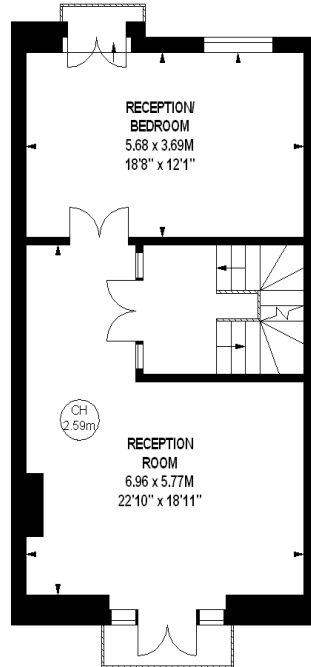
Approximate gross internal area

250.83 sq m / 2700 sq ft
(Including Eaves Storage)

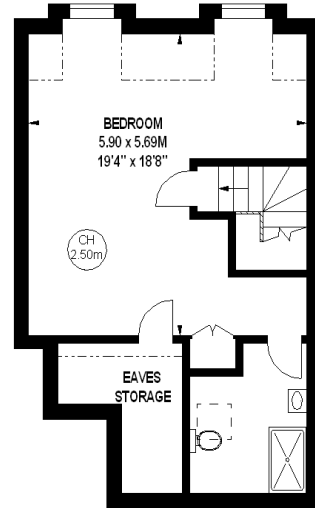
Eaves Storage
6.13 sq m / 66 sq ft



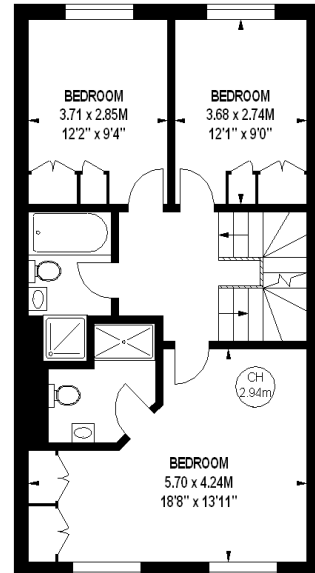
856 sq ft
Ground Floor



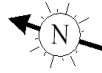
669 sq ft
First Floor



453 sq ft
Third Floor



656 sq ft
Second Floor



Key :
CH - Ceiling Height

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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