



Railway Side

Barnes, SW13

£2,400 per month
(£553.85 per week)

A very well-presented ground floor conversion flat in the sought-after 'Little Chelsea' area of Barnes. The property boasts two double bedrooms, a sunny private garden and proximity to Barnes Primary School and Barnes Bridge Station.

Renovated throughout, the property features a spacious open-plan kitchen and reception area, two generously proportioned double bedrooms with integrated wardrobes and a modern bathroom.

Further benefits include hardwood flooring in the living spaces, underfloor heating throughout and a low maintenance southeast-facing garden.

CHESTERTONS



Railway Side

Barnes, SW13

- Ground Floor Conversion
- Two Double Bedrooms
- Private Southeast-Facing Garden
- Little Chelsea Area of Barnes
- Close to Barnes Bridge Station



Minimum Term: six months
Deposit Required: five weeks rent (£2,769.23)
Local Authority: London Borough of Richmond upon Thames
Council Tax Band: D
EPC Rating: B
Unfurnished

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

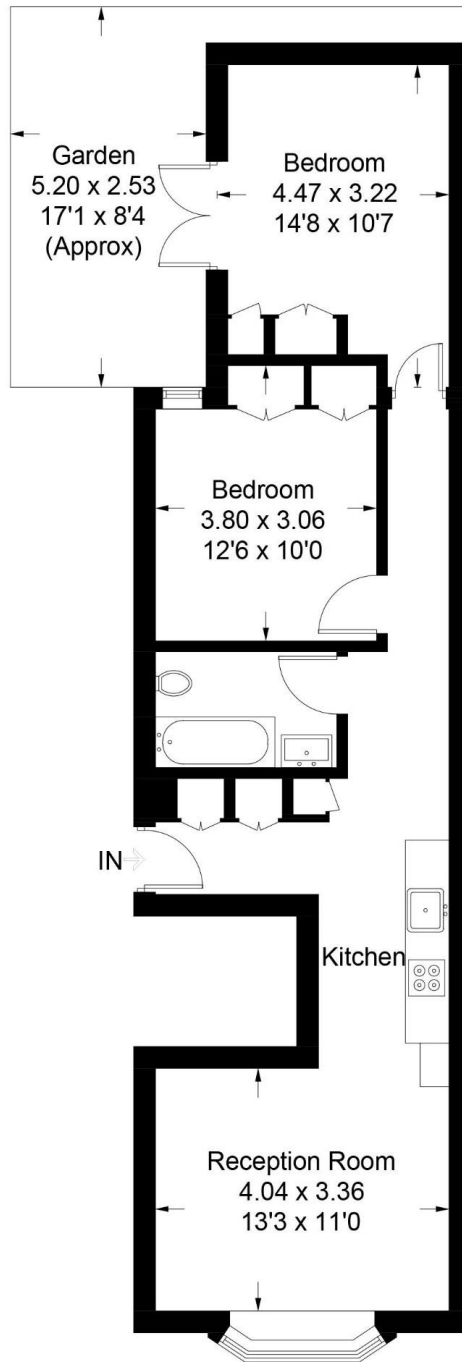
References per Tenant/Guarantor: £60

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

[chestertons.co.uk/property-to-rent/applicable-fees](https://www.chestertons.co.uk/property-to-rent/applicable-fees)

62A Railway Side, Barnes, SW13

Approximate Gross Internal Area = 59.9 sq m / 645 sq ft



Ground Floor

Featherstone Leigh Ltd

Every attempt is made to assure accuracy, however measurements are approximate and for illustrative purposes only. Not to scale. (ID458764)

