



Wyatt Drive

Barnes, SW13

£7,450 per month
(£1,719.23 per week)

A wide semi-detached house on the popular Barnes Waterside development in north Barnes. The property boasts a garage and off-street parking, picturesque views of the pond and a lateral rear garden. Accommodation is arranged over three floors and includes five bedrooms and three bathrooms.

The ground floor comprises a generous reception room, a secondary reception room or study, a utility room and a spacious open-plan kitchen, reception and dining room with skylights and bi-folding doors onto the garden. There is also a cloakroom off the entrance hall.

The first floor provides the principal bedroom suite, with a walk-in wardrobe and a well-appointed bathroom benefitting from a bathtub and separate shower. There are two further double bedrooms, another bathroom and storage space on the landing.

The second floor offers two additional well-proportioned double bedrooms with vast eaves storage space on both sides and the third bathroom.

Wyatt Drive is a quiet tree-lined street affording proximity to local transport and schools. Several bus routes are available from nearby Castelnau and pedestrian or cycle access over Hammersmith Bridge offers the underground rail network at The Broadway.

Nearby Lonsdale Road boasts several renowned schools, including St. Paul's Boys & Juniors, The Harrodian and The Swedish School; with Lowther Primary within walking distance.

CHESTERTONS



Wyatt Drive

Barnes, SW13

- Wide & Modern Semi-Detached House
- Five Bedrooms & Three Bathrooms
- Lateral Rear Garden
- Garage and Off-Street Parking
- Barnes Waterside Development



Minimum Term: 12 months
Deposit Required: six weeks rent (£10,315.38)
Local Authority: London Borough of Richmond upon Thames
Council Tax Band: H
EPC Rating: C
Unfurnished

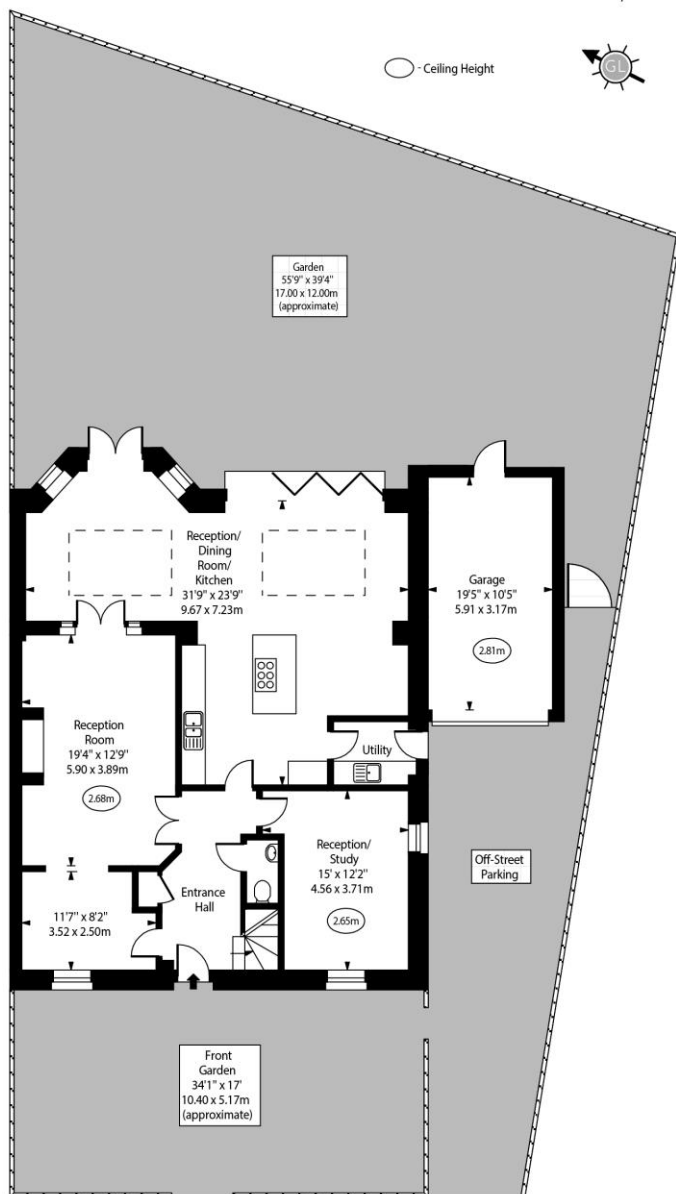
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Chestertons Barnes Lettings

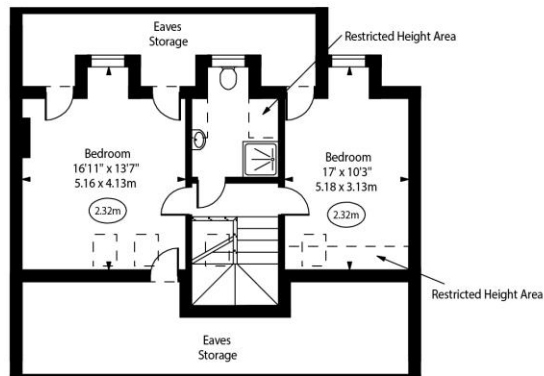
68-69 Barnes High Street
 Barnes
 London
 SW13 9LD
lettings.barnes@chestertons.co.uk
 020 8748 7733
chestertons.co.uk

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

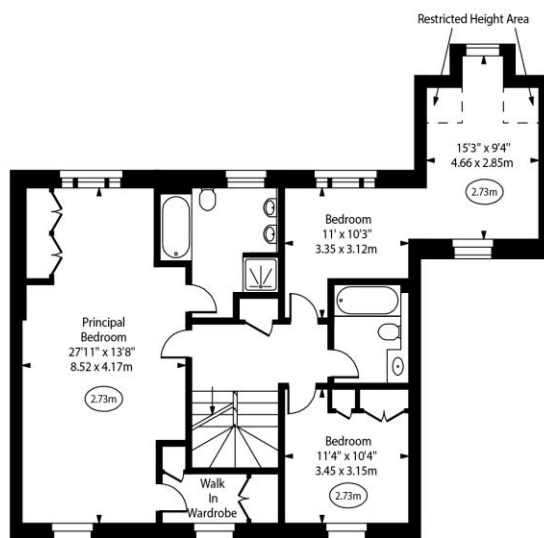
Wyatt Drive,
Barnes, SW13



Ground Floor



Second Floor



First Floor

Approx Gross Internal Area 2800 Sq Ft - 260.12 Sq M
(Excluding Garage)

Approx. Floor Area Including Restricted Heights 3225 Sq Ft - 299.60 Sq M
(Including Eaves Storage)
(Excluding Garage)

Garage Area 202 Sq Ft - 18.76 Sq M

For Illustration Purposes Only - Not To Scale
www.goldlens.co.uk
Ref. No. 021179R

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