



**JAMES
ANDERSON**



TO LET











Ferry Road, Barnes, SW13

£6,500 Per Month

Per Month

A spacious Semi Detached family house with a good size garden and off street parking, well located for the shops and boutiques of Barnes Village. This Property boasts an bright Open plan kitchen/Conservatory and dining areas. The top two floors offer four double bedrooms, One with an en-suite bathroom and two separate family bathrooms. There is Plenty of wooden flooring throughout, plus the added benefit of a downstairs WC and a utility room.

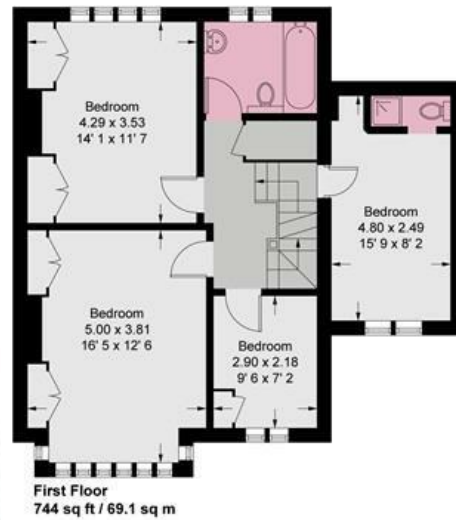
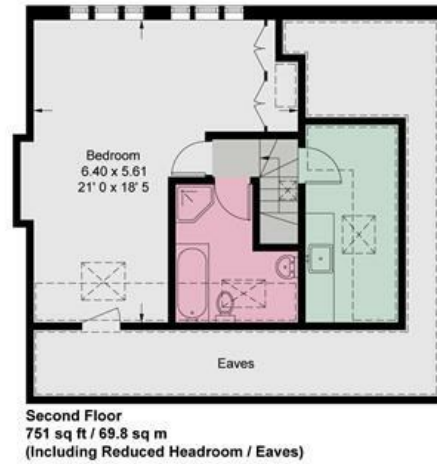
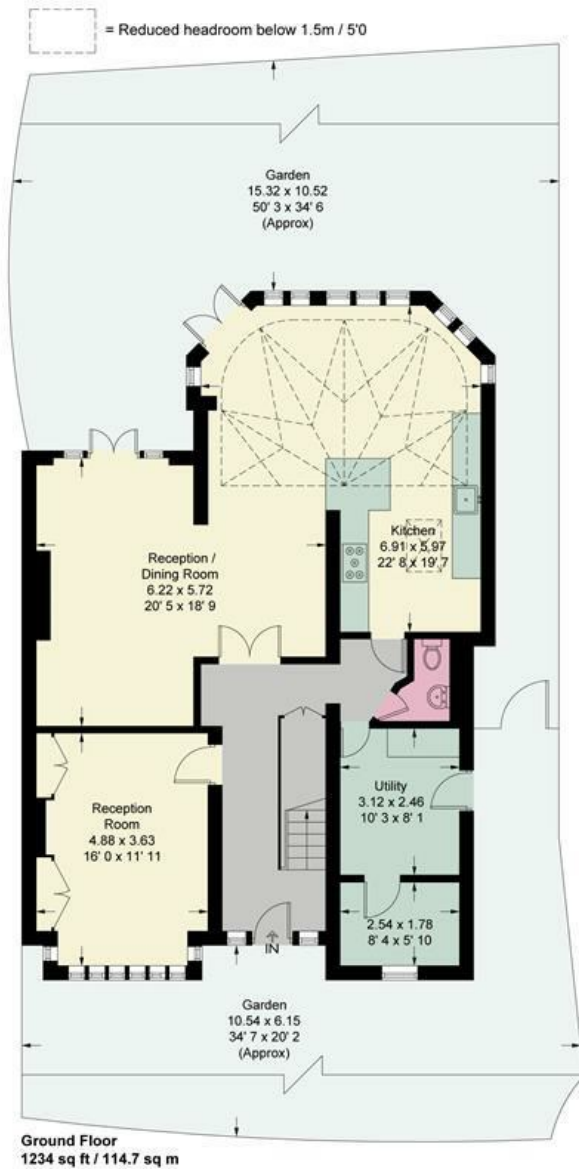
There is also a fantastic selection of local nearby schools, including The Harroddian, St Paul's School and The Swedish School as well as excellent public transport links up to Hammersmith, into central London and out to Richmond.

-  Five Bedroom House
-  Three Bathrooms
-  Spacious Reception Rooms
-  Open Plan Kitchen Diner
-  EPC Rating C / Council Tax Band G / Deposit £7,500
-  Barnes Station
-  Outstanding Local Schools
-  Village Location
-  Substantial Family Home
-  12 Months Minimum Term / Holding Deposit £1,500



Ferry Road

Approximate Gross Internal Area = 2414 sq ft / 224.3 sq m
 (Excluding Reduced Headroom / Eaves)
 Reduced Headroom / Eaves = 315 sq ft / 29.3 sq m
 Total = 2729 sq ft / 253.6 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



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

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | EU Directive 2002/91/EC | | |

