



**JAMES
ANDERSON**



TO LET

St. Patricks House, Barnes, SW13

£2,000 Per Month

Per Month

A fantastic apartment located within a small modern and well maintained block, moments from Barnes Pond and the amenities of Barnes Village. This stunning home is finished to a high specification including under floor heating throughout. The accommodation is arranged to provide one double bedroom with custom built in wardrobes, a large bathroom, a modern fitted kitchen with integrated appliances and a spacious reception/dining room complete with private balcony. The property is enhanced by an allocated parking space.



One Double Bedroom



Immaculate Bathroom



Open Plan Living Room



Modern Kitchen



EPC B / Council Tax D / Deposit £2,307.69



Barnes Bridge Station



Excellent Local Schools



Barnes High Street



Off Street Parking



12 Month Minimum Term / Holding Deposit £461.53

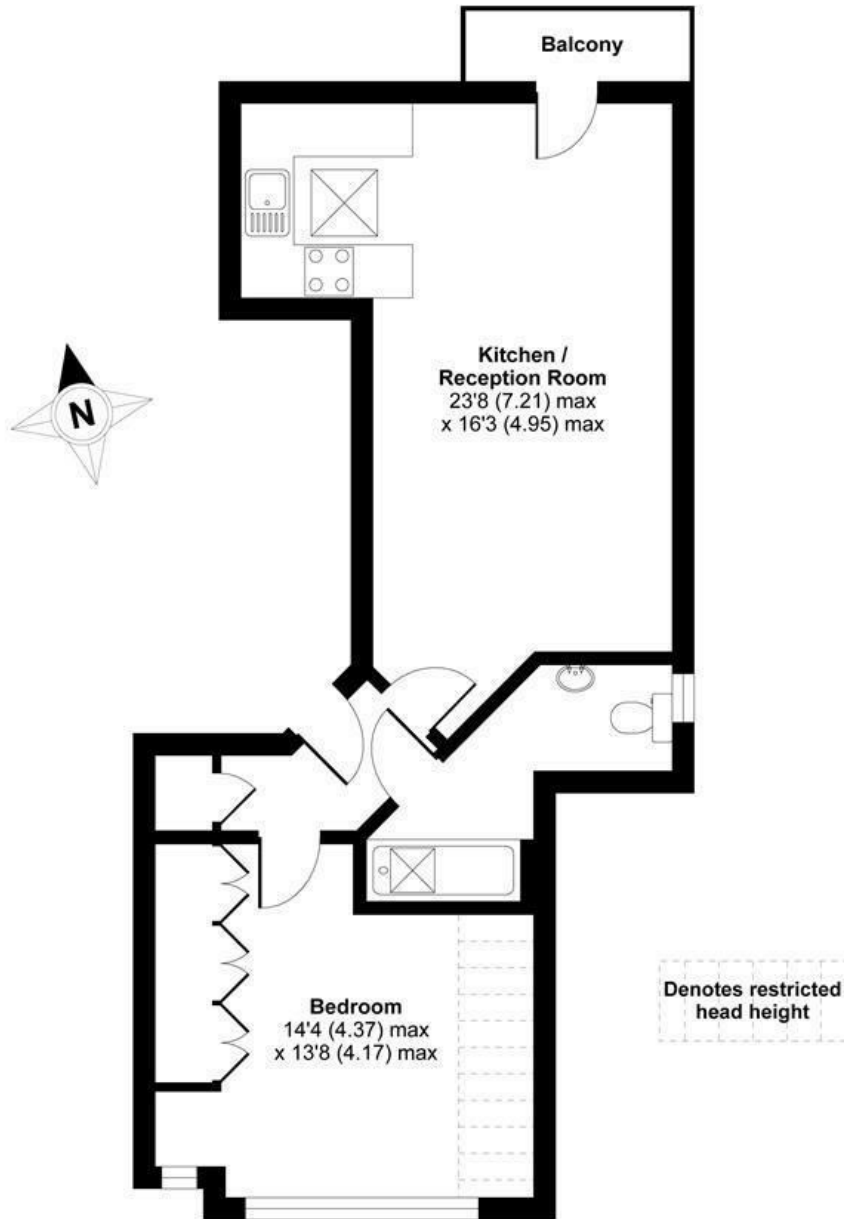


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 878 8688

Grove Road, London, SW13

APPROX. GROSS INTERNAL FLOOR AREA 558 SQ FT 51.8 SQ METRES (INCLUDES RESTRICTED HEAD HEIGHT)



SECOND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	83	83

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	76	76

