



**JAMES  
ANDERSON**



## TO LET

96 Wyatt Drive, Barnes, SW13

## £3,250 Per Month

Per Month

A fabulous, modern, riverside apartment, full of natural light and situated in the desirable Barnes Waterside development (located off Trinity Church Road) that enjoys the benefit of communal gardens and underground parking. This spacious (approx. 1334 square feet) apartment is arranged to provide two double bedrooms, both with en-suite shower/bathrooms and fitted wardrobes, with the main bedroom benefitting from a balcony. There is a light and spacious double reception room, with a larger balcony providing superb views over the River Thames. Furthermore, the property boasts a fully fitted kitchen/breakfast room, and ample dining space can be found in the main reception room. Holst Mansions has a lift service and is very well maintained throughout. Hammersmith Tube station is nearby with the District and Hammersmith and City Lines, along with excellent bus links into the City and the West End. The River Thames, local shopping and pubs are all within easy reach. Local schools include The Pauls School, The Harrodian School and The Swedish School to name a few.



Two Double Bedrooms



Two En-Suites and a Guest Cloakroom



Light & Spacious Living Room with Balcony



Spacious Kitchen/Breakfast Room



EPC Rating C | Council Tax G | Holding Deposit £750



Hammersmith Station



Excellent Local Schools



River Views



Underground Secure Parking

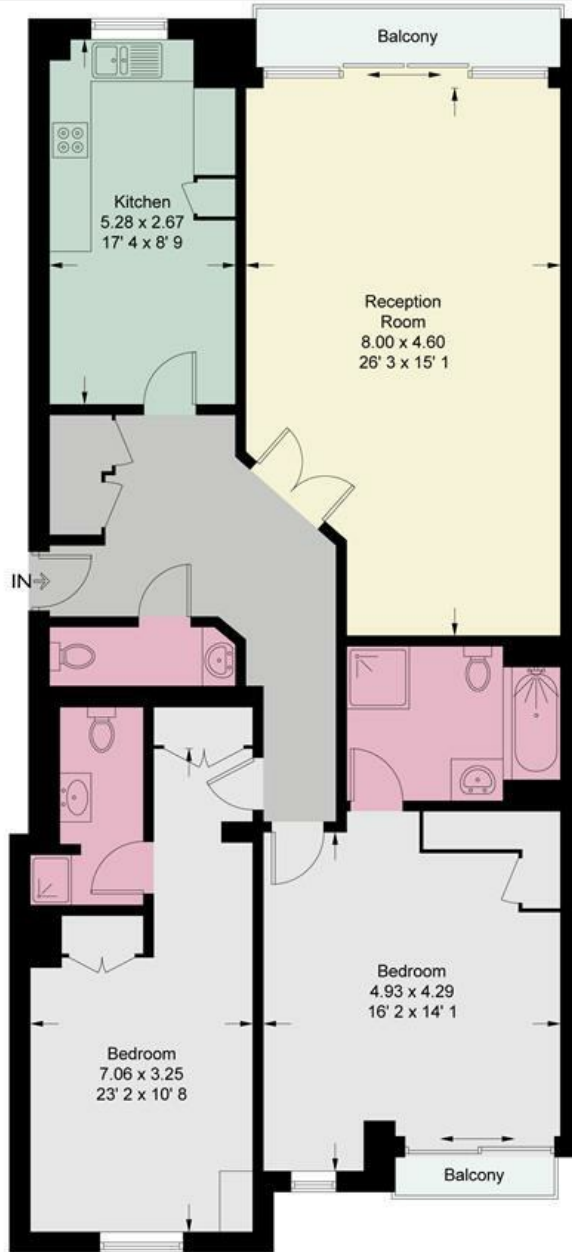


12 Month Minimum Term | Deposit £3,750



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

0208 878 8688



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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>76</b>	<b>80</b>

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

