



**JAMES
ANDERSON**



TO LET

Barnes High Street, Barnes, SW13

£2,250 Per Month

Per Month

This bright and charming apartment is ideally situated on Barnes High Street, just moments from the picturesque Barnes Pond and the wonderful amenities the area has to offer. The property features a rear terrace, perfect for outdoor relaxation, two generously sized double bedrooms, a modern kitchen, a well-appointed bathroom, and a spacious reception room. For commuters, both Barnes Station (with a direct line to Waterloo in 25 minutes) and Barnes Bridge Station (26 minutes to Waterloo) are conveniently located within 0.6 miles from the apartment.



Two Double Bedrooms



Fitted Bathroom



Bright Reception Room



Modern Kitchen



EPC E/ Council Tax D / Deposit £2,596.15



Barnes Bridge Station



St Osmunds Primary School



Central Barnes



Terrace



Holding Deposit £519.23 / Minimum Term 12 months



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

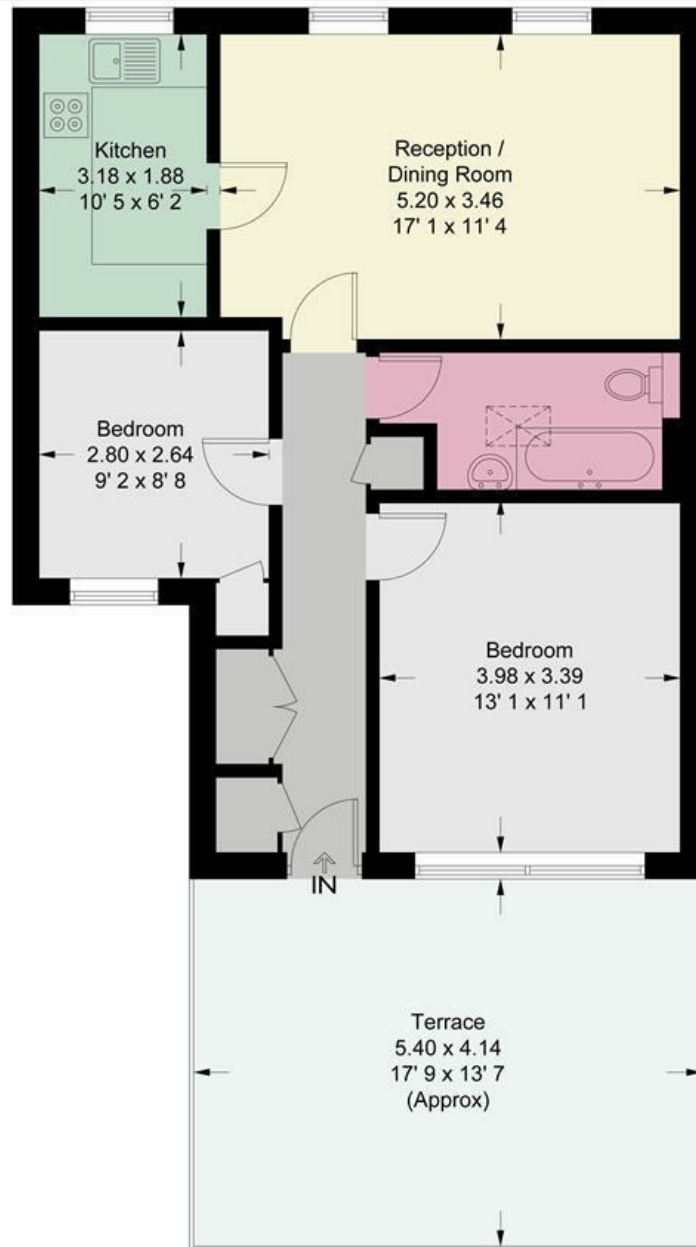
0208 878 8688

Barnes High Street

Approximate Gross Internal Area = 657 sq ft / 61 sq m



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Second Floor

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			75
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		41	
(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			58
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		40	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

