



**JAMES  
ANDERSON**



## TO LET

The Terrace, London, SW13

## £3,450 Per Month

Per Month

This great rental opportunity is located within the charming Edwardian building Elm Bank Mansions. Located on the top floor, this three bedroomed apartment truly does offer great views of the River Thames whilst providing high quality fittings and new décor. The large reception room looks directly onto the river, with feature fireplace, wooden floors and lots of natural light. The kitchen is well equipped with modern appliances including dishwasher, plus breakfast bar worktop. The property boasts three double bedrooms, two with ample built in storage and also two modern bathrooms (one en suite to the principal bedroom). The property is perfectly located for Barnes Village, Barnes Bridge Station, the River Thames and all local amenities.



Three Bedrooms



Two Bathrooms



Large Reception Room



Spacious Kitchen



EPC E | Council Tax F | Deposit £3,980.77



Barnes Bridge Station



Barnes Primary School



Barnes High Street



Stunning Views



12 Month Minimum Term | Holding Deposit £796.15



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

0208 878 8688

# Elm Bank Mansions

Approximate Gross Internal Area = 1205 sq ft / 112 sq m



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**Fourth 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) <b>A</b>			<b>81</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>52</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	

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>			
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