



JAMES  
ANDERSON



## TO LET

The Terrace, Barnes, SW13

**£1,750 Per Month**

Per Month

Situated on the ground floor of the sought-after Elm Bank Mansions, this stylish and well-presented apartment is in a prime location close to the River Thames.

The property boasts a generous open-plan living space, seamlessly blending a bright and airy lounge with a contemporary kitchen, complete with integrated appliances—perfect for modern day living and entertaining.

The well-proportioned double bedroom features built-in wardrobes, providing excellent storage, while the sleek, modern bathroom is finished to a high standard.

Ideally positioned just moments from Barnes Bridge Station, this exceptional apartment combines convenience with charm, offering riverside living at its best in one of Barnes' most desirable addresses.



One Bedroom



Spacious Bathroom



Ground floor



Open Kitchen



EPC D / Council Tax C / Deposit £2,019.23



Barnes Bridge Station



Outstanding Local Schools



River Thames



White Hart Lane

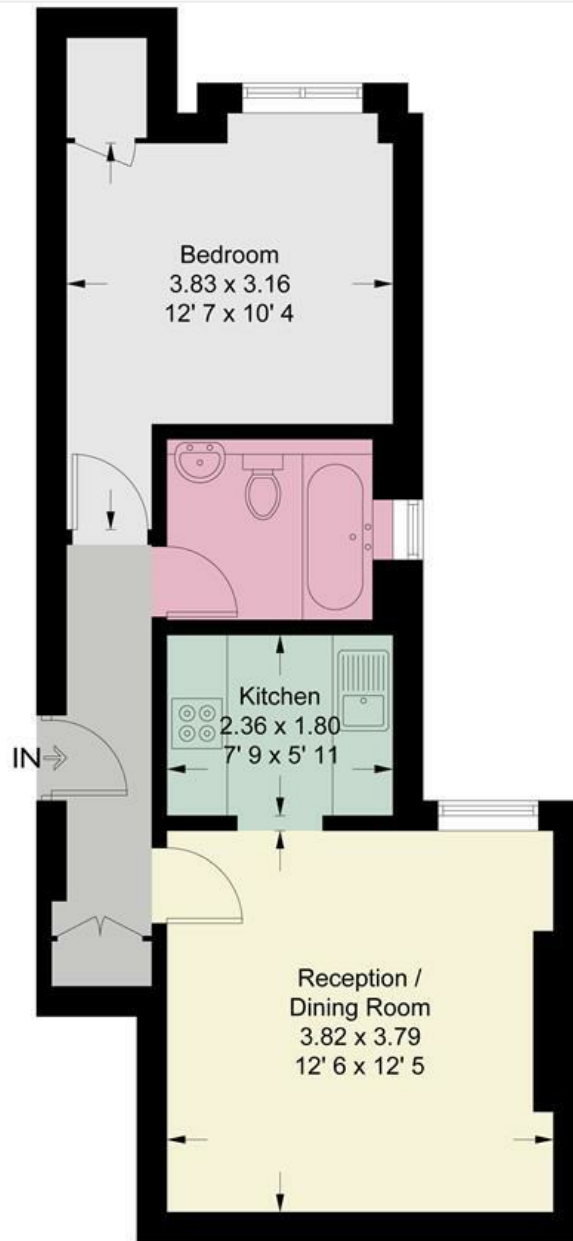


12 Month Minimum Term / Holding Deposit £403.84



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

0208 878 8688



Ground 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>		
(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		
	63	76
<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>		
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