



JAMES  
ANDERSON



## TO LET

Barnes High Street, Barnes, SW13

**£3,000 Per Calendar**

Per Calendar Month

This recently refurbished maisonette is ideally located in the heart of Barnes Village, near the duck pond and local amenities. Spanning approximately 1,035 sq ft, it has a private entrance leading to a bright and spacious first-floor open-plan living area with a modern kitchen. This floor also includes two bedrooms and a shower room. The primary bedroom is on the second floor, featuring ample storage and a stylish bathroom with a separate shower. Shops, cafes, pubs, and the River Thames are all nearby, with Barnes and Barnes Bridge stations within walking distance. Nearby schools include St Paul's, The Harrodian, The Swedish School, and St Osmund's.



Three Bedrooms



Two Stylish Shower/Bathrooms



Spacious Open-Plan Living Area



Modern Kitchen With Contemporary Work Surfaces



EPC Rating D / Council Tax D / £3,461.53 Deposit



Barnes & Barnes Bridge Stations



Excellent Local Schools



Newly Refurbished Property



Central Location



6 Month Minimum Term / Holding Deposit £692.30



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

0208 878 8688

# Barnes High Street

Approximate Gross Internal Area = 1035 sq ft / 96.1 sq m  
(Excluding Reduced Headroom)  
Reduced Headroom = 37 sq ft / 3.4 sq m  
Total = 1072 sq ft / 99.5 sq m



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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                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 63                      | 74        |
| <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) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
|                                                                 |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

