



**{ STATION ROAD LONDON SW13**  
*£4,800 PER MONTH AVAILABLE NOW*

**Hamptons**



THE HOME EXPERTS



# { THE PARTICULARS

Station Road London SW13

**£4,800 Per Month**  
**Unfurnished**

 **3 Bedrooms**  
 **2 Bathrooms**  
 **1 Reception**

## Features

- Detached House, - 3 Bedrooms, - 2 Bathrooms, - Outside Space, - Wood Flooring, - Unfurnished, - Central Barnes Village location, - Council Tax Band F

## Council Tax

Council Tax Band F

## Hamptons

252 Upper Richmond Road West  
East Sheen, London, SW14 8AG  
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www.hamptons.co.uk

# { BEAUTIFUL DETACHED THREE BEDROOM HOUSE.

## The Property

This unique detached house is approached through locked gates to give a great sense of security whilst conveniently located in the centre of Barnes Village, just across the road from Barnes Common and the pond. It is presented in excellent condition being newly decorated throughout. On the ground floor there is a welcoming entrance hall, a reception room with doors leading onto the patio garden, on the other side of the hallway is the dining room, also with doors out onto the garden and off this room is the fully equipped kitchen, there is also a downstairs cloakroom. The first floor comprises; the principal bedroom with en suite, two large bedrooms and the family bathroom.

## Location

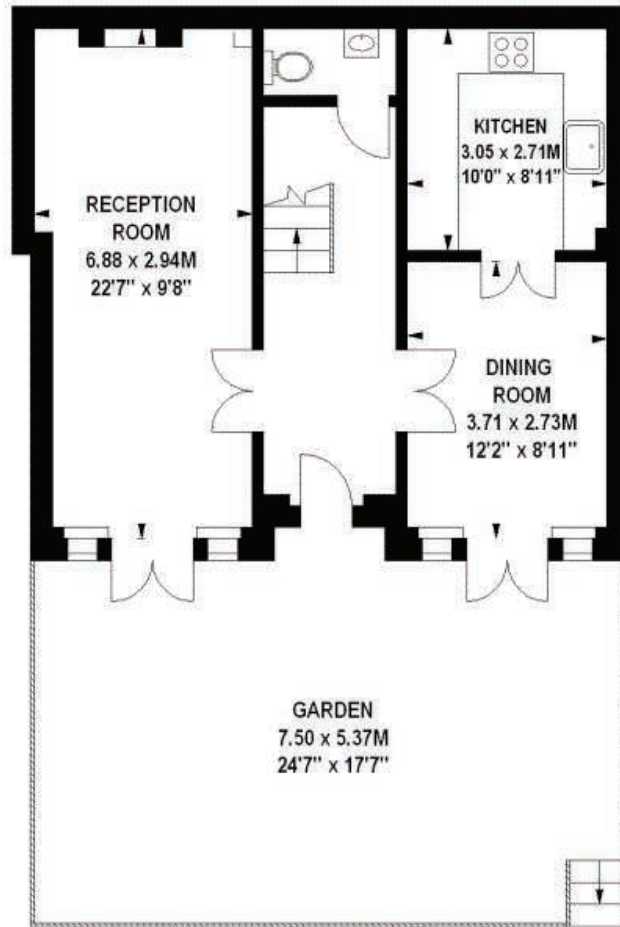
Barnes is one of London's true villages, bordered on three sides by the River. The High Street provides excellent foodie shops including a butcher, a fish monger, a cheese shop, an independent wine merchant and an M & S Food Hall. There is a choice of pubs and coffee shops and artisan bakers such as Gail's. The duck pond is a focus for the Common and there is a weekly Farmer's Market on Saturdays. Some excellent schools are close by both independent and state, such as St Pauls, the Harrodian, Ibstock Place and the Swedish school. The Wetlands provides a variety of attractions for adults and children alike and the tow path gives space to walk, run and cycle as does Barnes Common. Frequent transport links to the City exist from the railway stations at Barnes Bridge and Barnes and there is a regular bus service to the Underground at Putney Bridge.



# Station Road, SW13

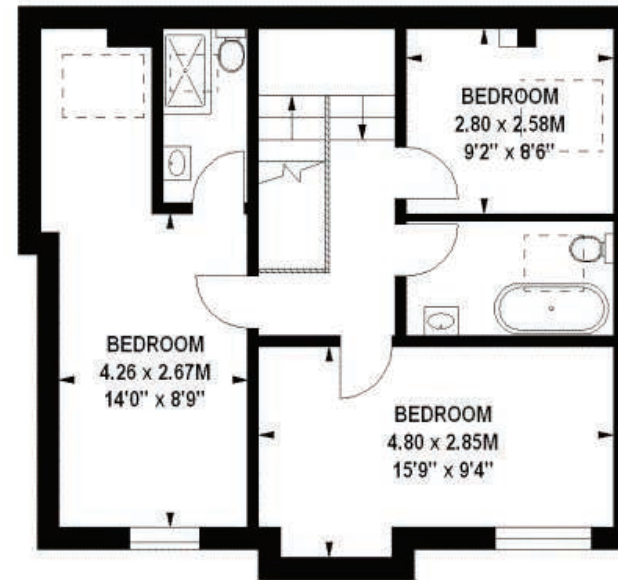
Approximate gross internal area

102.84 sq m / 1107 sq ft



## Ground Floor

548 sq ft



## First Floor

559 sq ft

Illustration For Identification Purposes Only. Not To Scale

\*Floorplan Drawn According To RICS Guidelines

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### For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

Energy Efficiency Rating		Current	Potential
Band A	92-100		88
Band B	81-91		
Band C	69-80		
Band D	55-68		
Band E	39-54		
Band F	21-38		
Band G	1-20		
For more efficient, higher rating costs England & Wales		78	
EU Directive 2002/91/EC			





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