



JAMES
ANDERSON



TO LET

Cleveland Gardens, Barnes, SW13

£6,500 Per Month

Per Month

A beautifully refurbished four-bedroom house in the heart of Barnes, offering contemporary living with exceptional attention to detail. This stunning home boasts three luxurious bathrooms, a stylishly designed kitchen, a versatile separate room ideal as a study, nursery, or additional bedroom, a basement, and a private garden perfect for entertaining. Finished to an impeccable standard, the property is ideally located close to both Barnes and Barnes Bridge Stations, as well as outstanding schools and the vibrant shops and cafés of Barnes High Street. With its blend of modern design and prime location, this property is perfect for families or professionals seeking comfort and convenience.



Four Double Bedrooms



Four Bathrooms



Stunning Kitchen



Close To Barnes Station



EPC C | Council Tax Band E



St Osmonds Primary School



Barnes Village



Private Garden



Brand New Home



Deposit £9,000 | Holding Deposit £1,500



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

0208 878 8688

Cleveland Gardens

Approximate Gross Internal Area = 1613 sq ft / 149.9 sq m
(Including Reduced Headroom / Eaves)
Reduced Headroom / Eaves = 69 sq ft / 6.4 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		85
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

