



**JAMES  
ANDERSON**



# TO LET

First Avenue, Barnes, SW14

# £7,000 Per Month






Per Month

Set on one of the area's most sought-after tree-lined roads, this beautifully refurbished four-bedroom house offers exceptional style, space, and comfort, all just moments from the amenities of White Hart Lane. Immaculately presented throughout, the ground floor boasts a generous double reception room with elegant finishes. To the rear, a stunning open-plan kitchen, dining, and family room forms the heart of the home. Modern glass doors flood the space with natural light and open directly onto a sunny, landscaped garden. A guest WC completes this level.

The first floor features a luxurious principal bedroom with a contemporary en-suite, including a freestanding bath and separate walk-in shower. A further spacious double bedroom and a stylish family bathroom are also found on this floor.

The second floor is home to two additional double bedrooms, one with French doors and a Juliet balcony overlooking the garden, along with a modern shower room.

-  Exceptional Four Bedroom House
-  Three Stunning Bathrooms
-  Bright Reception Room
-  Fantastic Kitchen / Family Room
-  EPC E / Council Tax / £9,692.28 Deposit

-  Outstanding Local Schools
-  Immaculate Condition
-  Barnes Bridge Station
-  Close to the River Thames
-  12 Month Minimum Term / Holding Deposit £1,615.38



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

0208 878 8688

# First Avenue

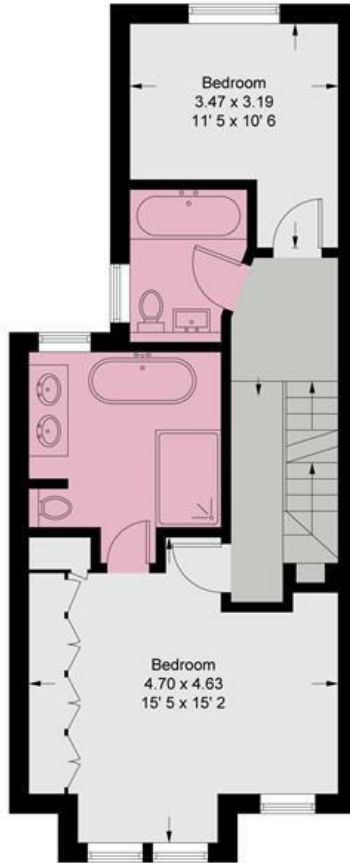
Approximate Gross Internal Area = 1655 sq ft / 153.8 sq m  
 (Including Reduced Headroom / Eaves)  
 Reduced Headroom / Eaves = 59 sq ft / 5.5 sq m



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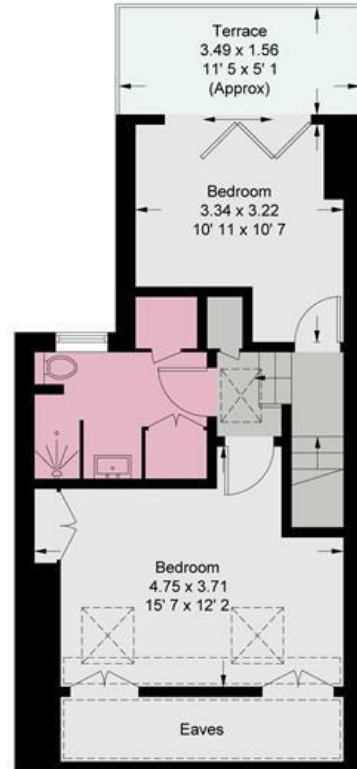


**Ground Floor**  
687 sq ft / 63.8 sq m



**First Floor**  
539 sq ft / 50.1 sq m

= Reduced headroom below 1.5m / 5'0"



**Second Floor**  
429 sq ft / 39.9 sq m  
(Including Reduced Headroom / Eaves)

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>83</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		
<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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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

