



JAMES
ANDERSON



TO LET

Clavering Avenue, Barnes, SW13

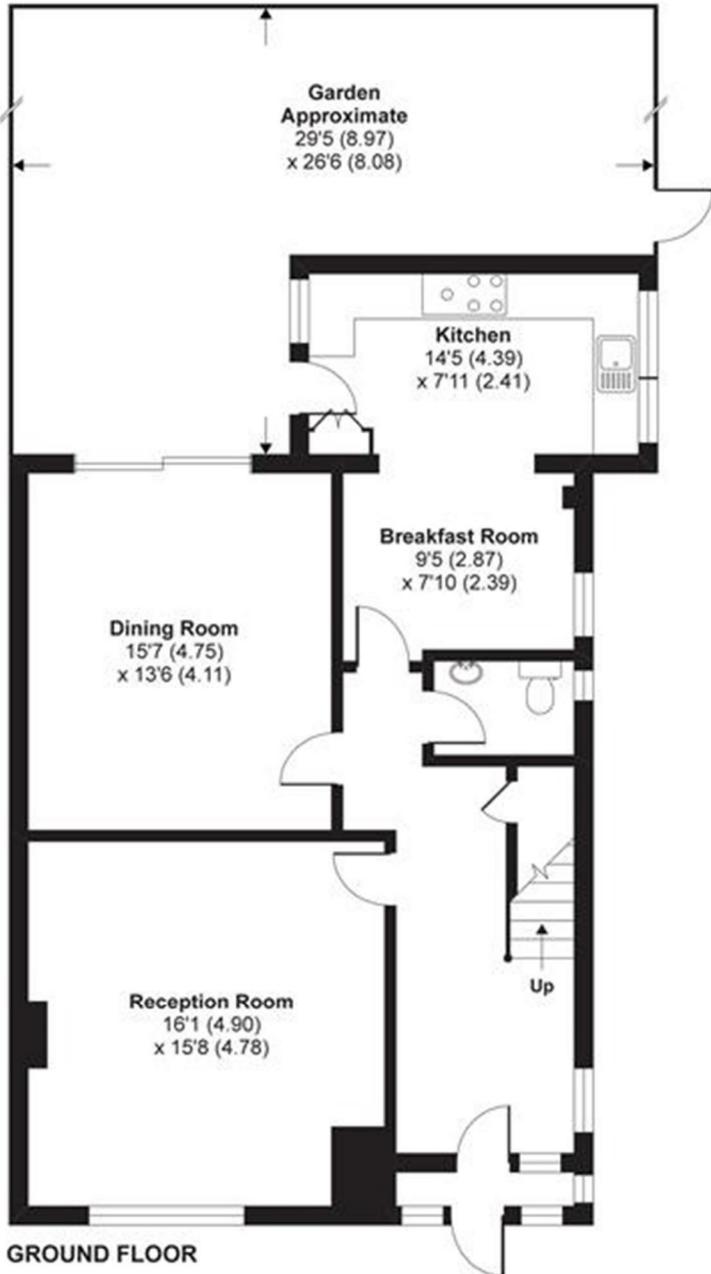
£5,000 Per Month

Per Month

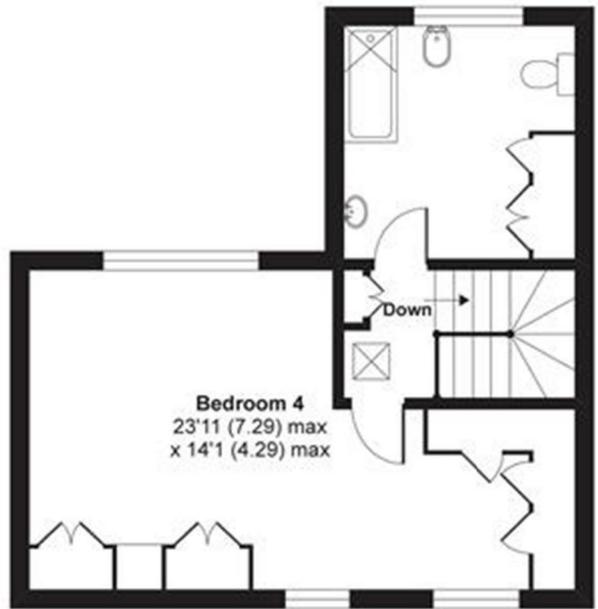
This beautifully presented family home extends to over 2,000 sq ft and is set in a highly desirable location close to Hammersmith Bridge. The fully refurbished property is generously proportioned throughout, offering two spacious reception rooms, an impressive kitchen/breakfast room, and a guest cloakroom on the ground floor.

The first floor comprises three large double bedrooms and a stylish family bathroom, while the top floor provides a further double bedroom with built-in storage and an additional bathroom. Externally, the house benefits from a secluded, low-maintenance garden, ideal for both relaxing and entertaining.

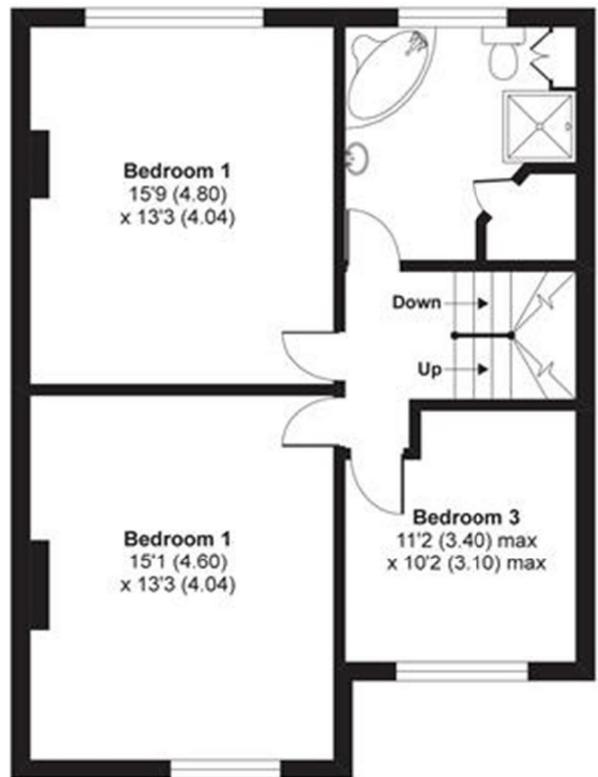




GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		55	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			75
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

