






ROSSLYN AVENUE LONDON SW13
£4,350 PER MONTH AVAILABLE 03/07/2026

Hamptons
THE HOME EXPERTS

{ THE PARTICULARS

Rosslyn Avenue London SW13

£4,350 Per Month
Unfurnished

 3 Bedrooms
 2 Bathrooms
 1 Reception

Features

- Principal loft bedroom with shower en suite, - Two further double bedrooms, - Family bathroom, - Open plan kitchen/dining/living room, - Bi fold doors to the garden, - South facing garden, - Unfurnished, - Council Tax Band E

Council Tax

Council Tax Band E

Hamptons
252 Upper Richmond Road West
East Sheen, London, SW14 8AG
020 8618 4550
Eastsheenlettings@hamptons-int.com
www.hamptons.co.uk

{ IDEALLY LOCATED FAMILY HOUSE.

The Property

Beautifully presented owners own home in this lovely Barnes location just off White Hart Lane. There is a principal loft bedroom with shower room en suite, two further double bedrooms and a family bathroom. The ground floor has an open plan reception/kitchen/dining room with bifold doors leading to the south facing garden, which also has rear access for bikes etc.

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 are a variety of bus routes to either Putney Bridge Underground Station or to Hammersmith Bridge where there is pedestrian access to the Piccadilly, District, Hammersmith and City/Circle Underground lines.



ROSSLYN AVENUE

Approximate Gross Internal Area (excluding reduced headroom / eaves storage)

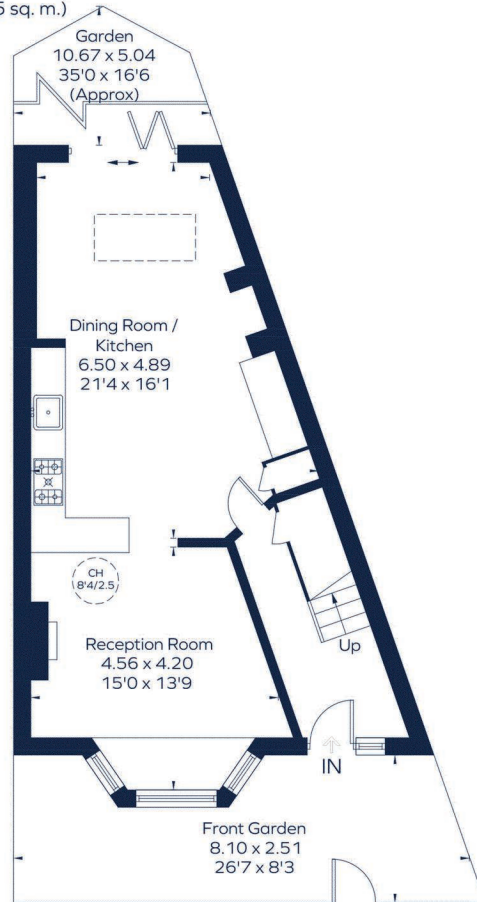
Ground floor = 539 sq. ft. (50.1 sq. m.)

First floor = 443 sq. ft. (41.2 sq. m.)

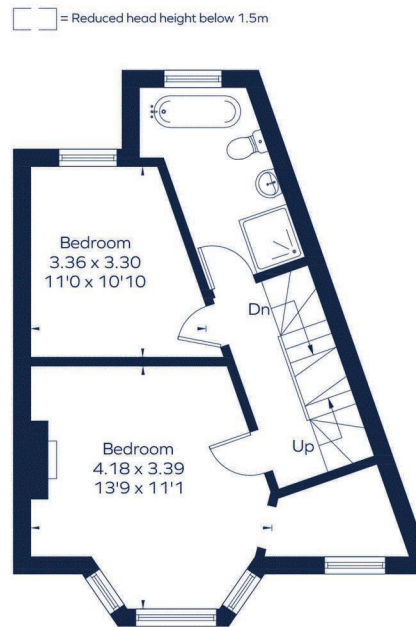
Second Floor = 252 sq. ft. (23.4 sq. m.)

Reduced headroom / eaves storage = 105 sq. ft. (9.8 sq. m.)

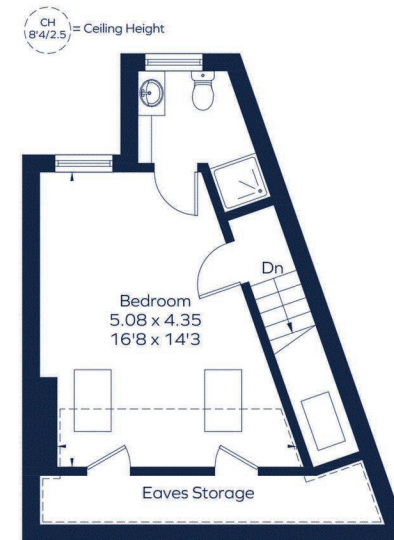
Total = 1340 sq. ft. (124.5 sq. m.)



Ground Floor



First Floor



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. ID 1315713

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		
Band B	81-91		
Band C	69-80		
Band D	55-68		
Band E	39-54		
Band F	21-38		
Band G	1-20		
		71	84
<small>For energy efficient lighting (LED)</small> <small>For energy efficient lighting (LED)</small>			
England & Wales		EU Directive 2002/91/EC	

