



Wyatt Drive

Barnes, SW13

£8,000 per month
(£1,846.15 per week)

A modern and well-proportioned semi-detached house, located opposite the pond, on Barnes Waterside. The property boasts a garage and off-street parking, generous and versatile living space, five double bedrooms, four bathrooms and a lateral patio garden.

On the ground floor, a wide entrance hall opens onto a generous reception room, a well-equipped kitchen with a separate utility room, a cloakroom, a full-width conservatory and dining room with French doors onto the garden and two additional rooms currently used as studies.

Upstairs, the first floor provides two large bedrooms, a well-appointed bathroom and vast eaves storage space. The second floor comprises two en-suite bedrooms, a further bedroom and another bathroom, as well as hallway storage space.

Barnes Waterside is a tranquil development nestled between renowned Castelnau and the River Thames in north Barnes. Necessary amenities are available nearby; as are several public transport links and outstanding local schools, including The Harrodian and St. Paul's Boys & Juniors.

CHESTERTONS



Wyatt Drive

Barnes, SW13

- Modern House on Barnes Waterside
- Generous & Versatile Living Space
- Five Double Bedrooms & Four Bathrooms
- Garage & Off-Street Parking
- Lateral Patio Garden



Minimum Term: 12 months
Deposit Required: six weeks rent (£11,076.90)
Local Authority: London Borough of Richmond upon Thames
Council Tax Band: H
EPC Rating: C
Unfurnished

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Chestertons Barnes Lettings

68-69 Barnes High Street
Barnes
London
SW13 9LD
lettings.barnes@chestertons.co.uk
020 8748 7733
chestertons.co.uk

Additional tenant charges apply (fees apply to non-AST tenancies only)
Tenancy Agreement Fee: £300
References per Tenant/Guarantor: £60
Inventory Check: Approx. £100-£250 (inc. VAT)
[chestertons.co.uk/property-to-rent/applicable-fees](https://www.chestertons.co.uk/property-to-rent/applicable-fees)

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Approximate gross internal area
254.83 sq m / 2743 sq ft
(Including Eaves Storage & Garage)

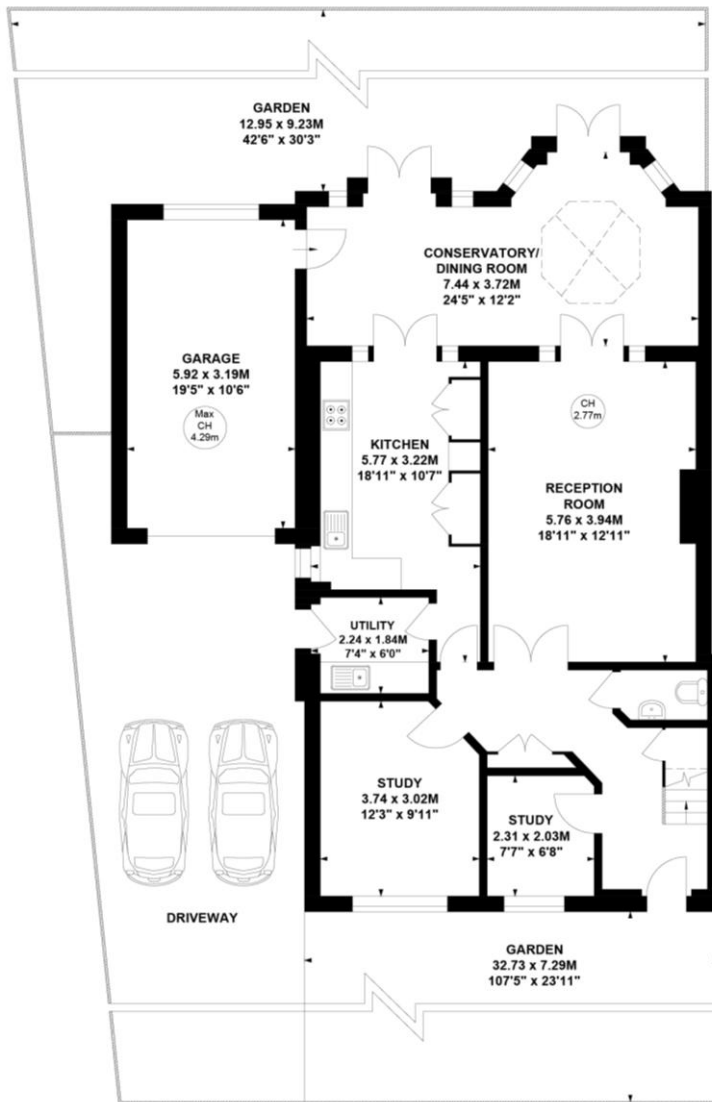
Garage

18.88 sq m / 203 sq ft

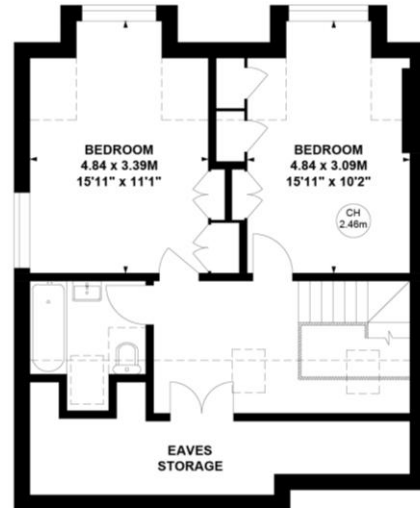
Eaves Storage

10.10 sq m / 109 sq ft

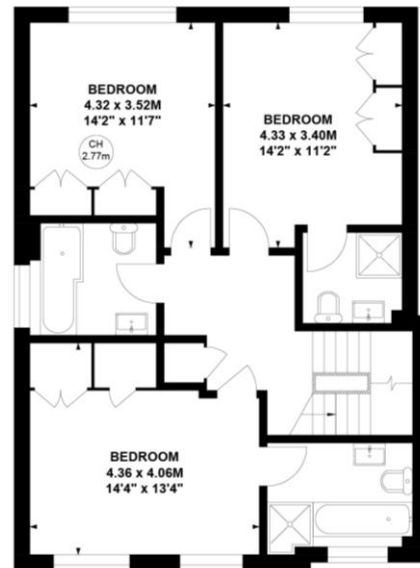
Key :
CH - Ceiling Height



Ground Floor



Second Floor



First Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only