



JAMES  
ANDERSON



## TO LET

Essex Court, Barnes, SW13

**£2,500 Per Month**

Per Month

This light and spacious two double bedroom apartment is situated within walking distance of Barnes village and Barnes Station. The property comprises of a large reception room a modern kitchen/breakfast room with appliances and a family bathroom with separate WC. There are two generous double bedrooms with built in storage. This excellent rental is conveniently situated within reach of all amenities on Barnes High Street, the River Thames, Barnes Pond and Barnes Green. Barnes Bridge station is close by with services to Waterloo in 24 minutes and the 209 and 419 buses provide good services to Hammersmith Bridge and Richmond town centre.

-  Two Double Bedrooms
-  Modern Bathroom
-  Spacious Reception
-  Eat In Kitchen
-  EPC C / Council Tax D

-  Barnes Bridge
-  St. Osmunds Primary School
-  Heart of Barnes
-  Wood Flooring
-  Holding Deposit £576.92 / Deposit £2,884.61



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

0208 878 8688



Ground Floor

## Essex Court

Approximate Gross Internal Area = 745 sq ft / 69.2 sq m

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                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 73                      | 78        |
| England & Wales                             | 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) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
|                                                                 | 74                      | 79        |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

