



JAMES
ANDERSON



TO LET

Willow Avenue, Barnes, SW13

£2,600 Per Month

Per Month

This well-presented one-bedroom apartment offers modern living in a sought-after gated development, complete with off-street parking. Conveniently located just a short walk from Barnes Station, Barnes High Street, and the picturesque Barnes Pond. The apartment features an open-plan kitchen and living area, which opens out onto a Juliet balcony, allowing for plenty of natural light. The spacious double bedroom includes built-in storage and access to a private balcony, perfect for enjoying a quiet moment outdoors. The bathroom is stylishly finished, offering both a standalone shower and a separate bathtub for your comfort.

One Bedroom Apartment

Modern Bathroom

Spacious Reception Room

Open Plan Kitchen

EPC C/ Council Tax D/ £3,000 Deposit

Barnes Station

Outstanding Local Schools

Barnes High Street

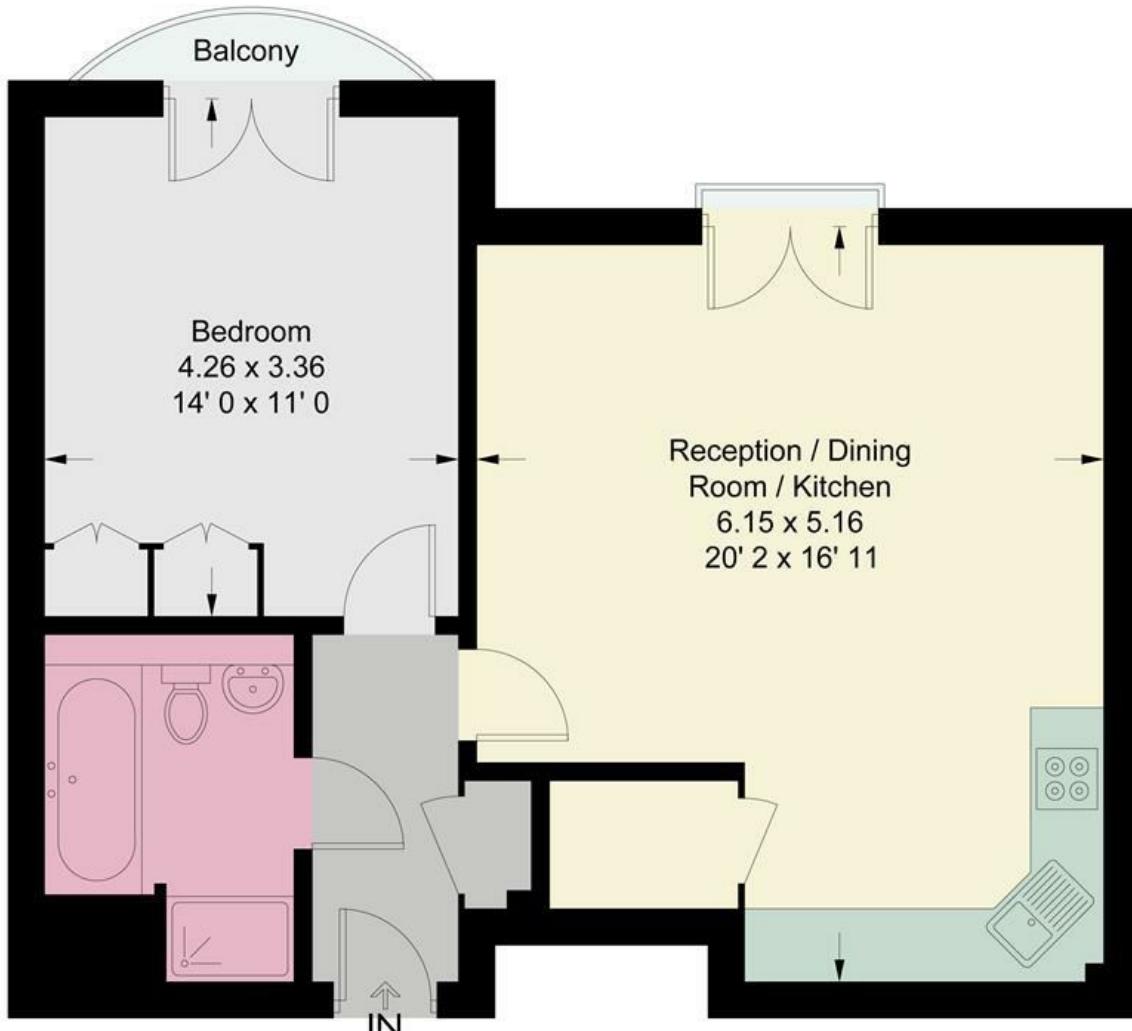
Off Street Parking

12 Month Minimum Term / £600 Holding Deposit



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

0208 878 8688



Second Floor

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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

