JAMES ANDERSON

TO LET

Barnes High Street, London, SW13

£2,150 Per Month

Per Month

An elegantly appointed top floor apartment nestled within a sought-after Art Deco building in the heart of central Barnes. Boasting a luminous reception room adorned with a charming fireplace, a stylishly fitted kitchen, a generously sized double bedroom complete with built-in wardrobes, and a contemporary bathroom. Further enhancing its appeal, the property offers meticulously maintained communal spaces and convenient lift access.

- One Bedroom Apartment
- Modern Bathroom
- Bright Reception Room
- Attractive Fitted Kitchen
- EPC E / Council Tax D / Deposit £2,480.76

- Barnes Bridge Station
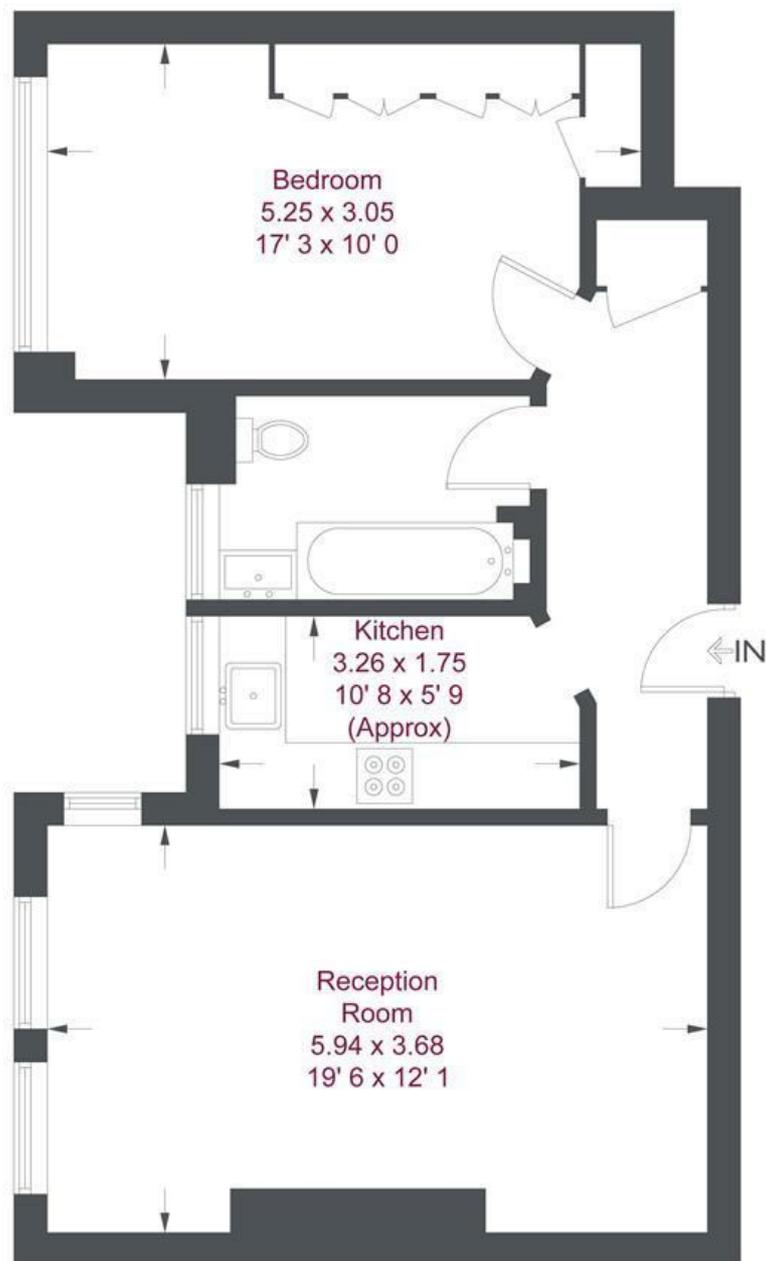- Outstanding Local Schools
- Central Barnes Location
- Lift Access
- 12 Month Minimum Term / Holding Deposit £496.15

Bedroom
5.25 x 3.05
17' 3 x 10' 0

Kitchen
3.26 x 1.75
10' 8 x 5' 9
(Approx)

←IN

Reception Room
5.94 x 3.68
19' 6 x 12' 1

Fifth Floor

Seaforth Lodge

Approximate Gross Internal Area = 615 sq ft / 57.1 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		69
(55-68) D		
(39-54) E	44	
(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 CO2 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 CO2 emissions		

England & Wales — EU Directive 2002/91/EC