



{ ROCKS LANE LONDON SW13
£2,850 PER MONTH AVAILABLE NOW

Hamptons
THE HOME EXPERTS

{ THE PARTICULARS

Rocks Lane London SW13

£2,850 Per Month
Unfurnished

 2 Bedrooms
 2 Bathrooms
 2 Receptions

Features

- Two double bedrooms, - Shower room, - Family bathroom, - Separate WC, - Reception room, - Dining room, - Private garden, - Council Tax Band D, - Hamptons acts as a sub agent on this property

Council Tax

Council Tax Band D

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

{ SPACIOUS FIRST FLOOR FLAT IN THE HEART OF BARNES VILLAGE.

The Property

A spacious first floor flat in this period building with lovely views over Barn Elms playing fields. There are two double bedrooms, a shower room, a bathroom, a separate WC, front reception room, dining room and galley kitchen. The flat has its own private garden accessed by stairs. There is also a decorative balcony.

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.



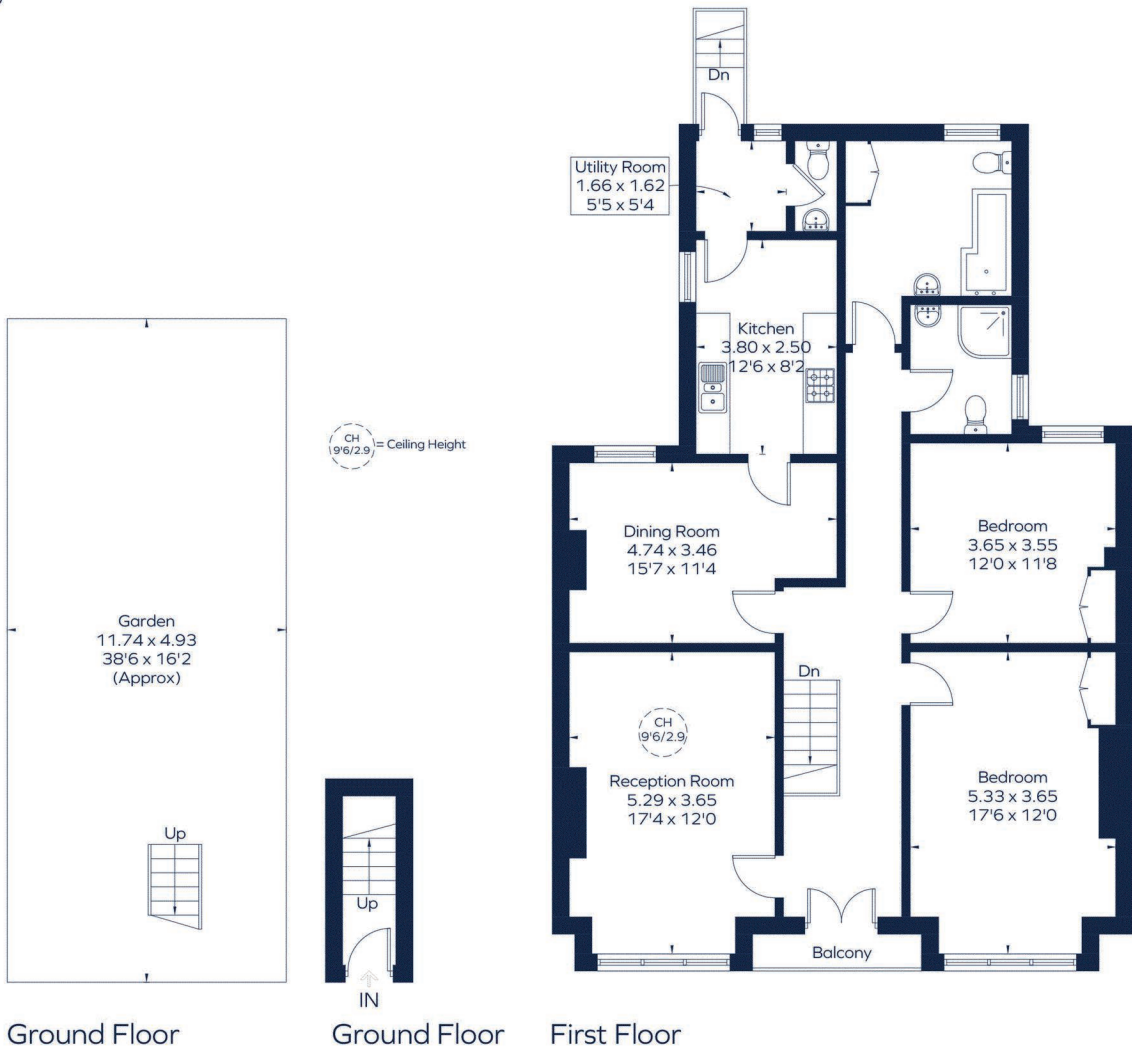
ROCKS LANE

Approximate Gross Internal Area

Ground floor = 31 sq. ft. (2.9 sq. m.)

First floor = 1229 sq. ft. (114.2 sq. m.)

Total = 1260 sq. ft. (117.1 sq. m.)



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 1303460

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.

