



{ ROCKS LANE SW13
£3,100 PER MONTH AVAILABLE NOW

Hamptons
THE HOME EXPERTS

{ THE PARTICULARS

Rocks Lane SW13

£3,100 Per Month
Unfurnished

 2 Bedrooms
 2 Bathrooms
 1 Reception

Features

- Double bedroom with shower room en suite, - Further double bedroom, - Family shower room, - Reception room open plan to the kitchen, - Brand new throughout, - Views over Barn Elms playing fields, - Hamptons are sub and introductory agents only, - Council Tax not assessed yet but probably Band E, - Permitted development therefore no resident's parking permits.

Council Tax

Council Tax Band E

Hamptons
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{ IMMACULATLY REFURBISHED FIRST FLOOR FLAT.

The Property

A first floor flat which has been completely refurbished throughout to an exceptional standard. Double bedroom with shower room en suite, further double bedroom, family shower room and reception room which is open plan to the kitchen. The flat has lovely views over Barn Elms playing fields and is ideally situated right in the centre of Barnes Village.

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.

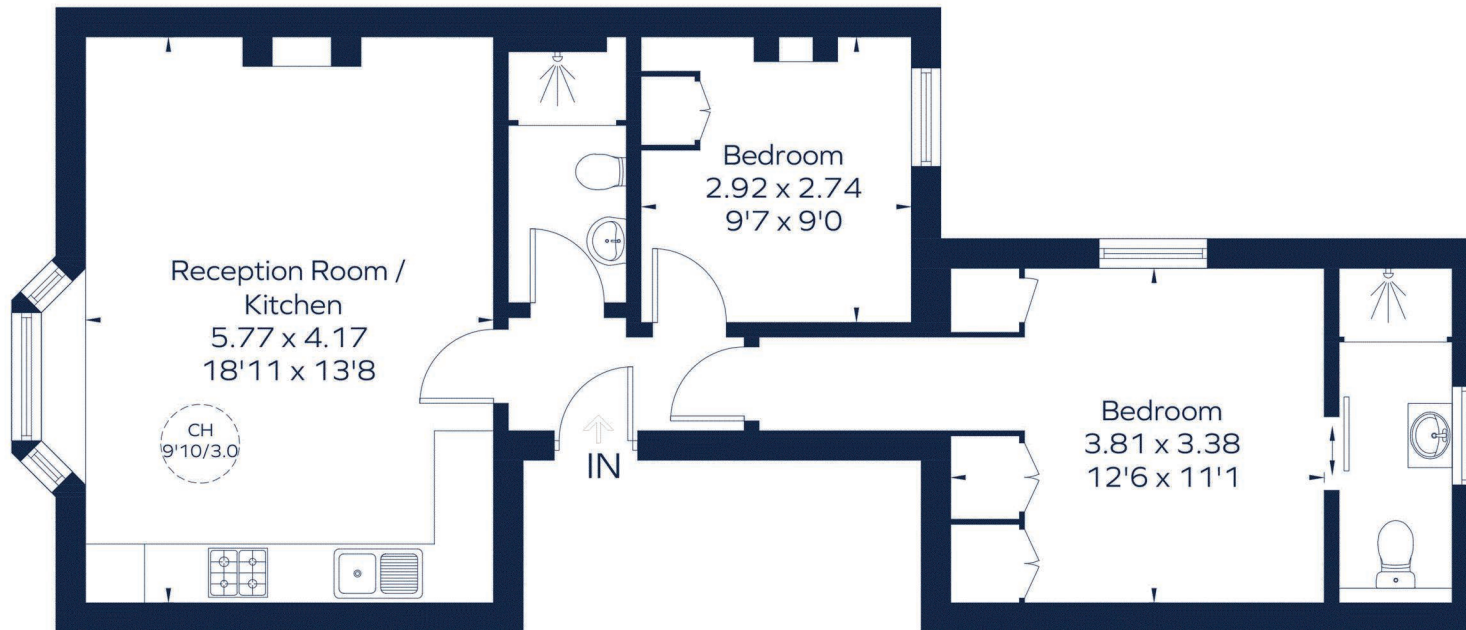


ROCKS LANE

Approximate Gross Internal Area = 634 sq. ft. (58.9 sq. m.)



CH
9'10"/3.0 = Ceiling Height



First Floor

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 1337234

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.

Energy Efficiency Rating		
How energy efficient does the building perform?	Current	Potential
A (84-92)		
B (79-83)		
C (69-78)		
D (54-68)		
E (49-53)		
F (44-48)		
G (39-43)		
Not energy efficient - higher running costs		
England & Wales	81	81
EU Directive 2002/91/EC		

