



Station Road London SW13

£3,750 Per Month - Available Now

HAMPTONS
INTERNATIONAL

Beyond your expectations

Beautiful detached three bedroom family home available in central Barnes

Detached House | 3 Bedrooms | 2 Bathrooms | Outside Space | Wood Flooring.

Description

This great family home is in excellent condition. On the ground floor there is a welcoming entrance hall, a reception room with doors leading onto the patio garden, on the other side of the hallway is the dining room, also with doors out onto the garden and off this room is the full equipped kitchen, there is also a downstairs cloakroom. The first floor comprises; the master bedroom with en suite, two large bedrooms and the family bathroom.

Situation

Station Road is located within walking distance of Barnes High Street, with all its shops, bars and restaurants.

Furnishing

Unfurnished



Station Road 62A-1



Station Road 62A-3

Hamptons Barnes Lettings

67 High Street

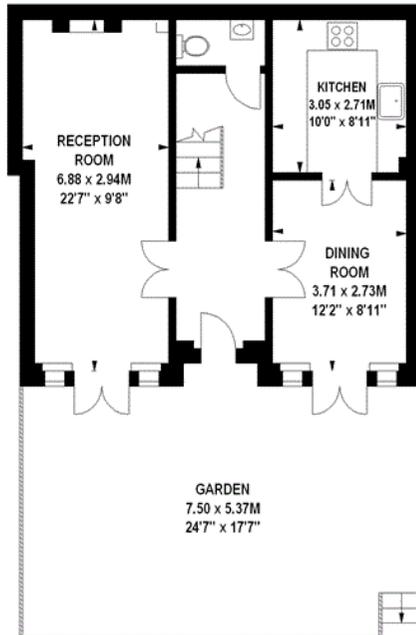
Barnes SW13 9LD

Tel: 020 8618 2012 - Barneslettings@hamptons-int.com

www.hamptons.co.uk

Station Road, SW13

Approximate gross internal area
102.84 sq m / 1107 sq ft



Ground Floor
548 sq ft



First Floor
559 sq ft

Illustration For Identification Purposes Only. Not To Scale
*Floorplan Drawn According To RICS Guidelines
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Energy Performance Certificate

Dwelling type: Detached house
Date of assessment: 06 August 2010
Date of certificate: 15 August 2010
Type of assessment: RdSAP, existing dwelling
Total floor area: 76 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	A	D	D
B	B	E	E
C	C	F	F
D	D	G	G
E	E		
F	F		
G	G		

England & Wales

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home			
	Current	Potential	
Energy Use	168 kWh/m ² per year	158 kWh/m ² per year	
Carbon dioxide emissions	2.1 tonnes per year	2.0 tonnes per year	
Lighting	£66 per year	£43 per year	
Heating	£319 per year	£26 per year	
Hot Water	£26 per year	£26 per year	

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to reflect an occupant's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc., nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.
This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and 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 vendor unless specifically itemised with these particulars.

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