



Cleveland Gardens London SW13

£2,650 Per Month - Available 24/09/2016

**HAMPTONS**  
INTERNATIONAL

*Beyond your expectations*

*Ideal family house with lawned garden conveniently located for all the facilities of Barnes Village together with Barnes Bridge railway station.*

Three good sized bedrooms | Bathroom | Two separate WCs | Through reception room with wooden floors | Eat in kitchen | Period features | Lawned garden | Garden Shed.

### Description

Ideal family house in this lovely location close to the shopping, bars and restaurants of Barnes Village, together with the transport link of Barnes Bridge Railway Station and the local bus links. The green open spaces of Barnes Common are also close to hand. The house has three good sized bedrooms, a bathroom, two separate WCs, a through reception room with wooden floors and an eat in kitchen. There is also a pretty garden with paved terrace and lawned garden with a garden shed.

### Situation

Cleveland Gardens is a popular location within reach of the shops, bars and restaurant amenities of both White Hart Lane and Barnes Village. Barnes Bridge and Mortlake stations are a short

distance away with local bus services providing access to Hammersmith with it's Underground network. Barnes provides a unique village atmosphere with it's Common and pond. There are also a variety of excellent schools, both state and private nearby.

### Furnishing

Unfurnished



### Hamptons Barnes Lettings

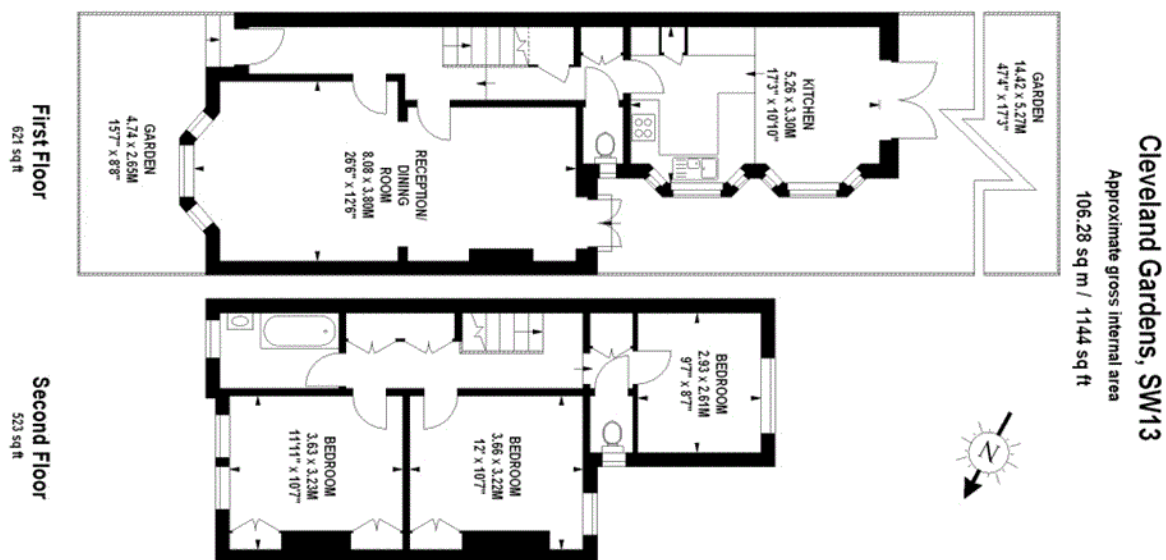
67 High Street

Barnes SW13 9LD

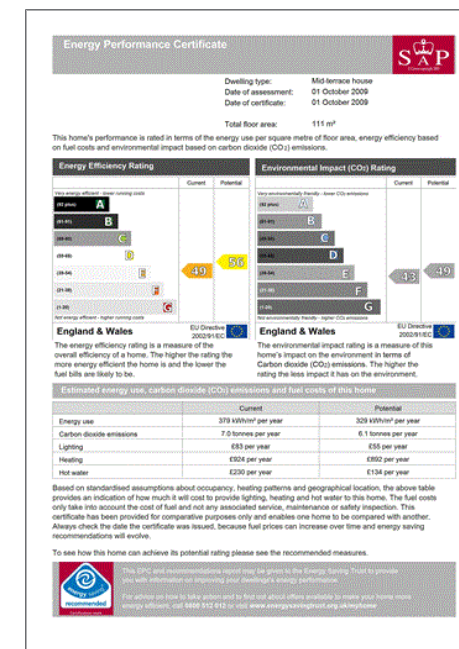
Tel: 020 8618 2012 - [Barneslettings@hamptons-int.com](mailto:Barneslettings@hamptons-int.com)

[www.hamptons.co.uk](http://www.hamptons.co.uk)

## Floorplan



## Energy Performance Certificate (EPC)



**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.

## Hamptons Barnes Lettings

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