



**HELLIWELL & CO**  
ESTATE AGENTS

**Barnes High Street, Barnes, SW13**

**£2,200 Per Calendar Month**





🛏️ 1 Bedrooms | 🛋️ 1 Receptions | 🚿 1 Bathrooms | 📊 EPC Current C

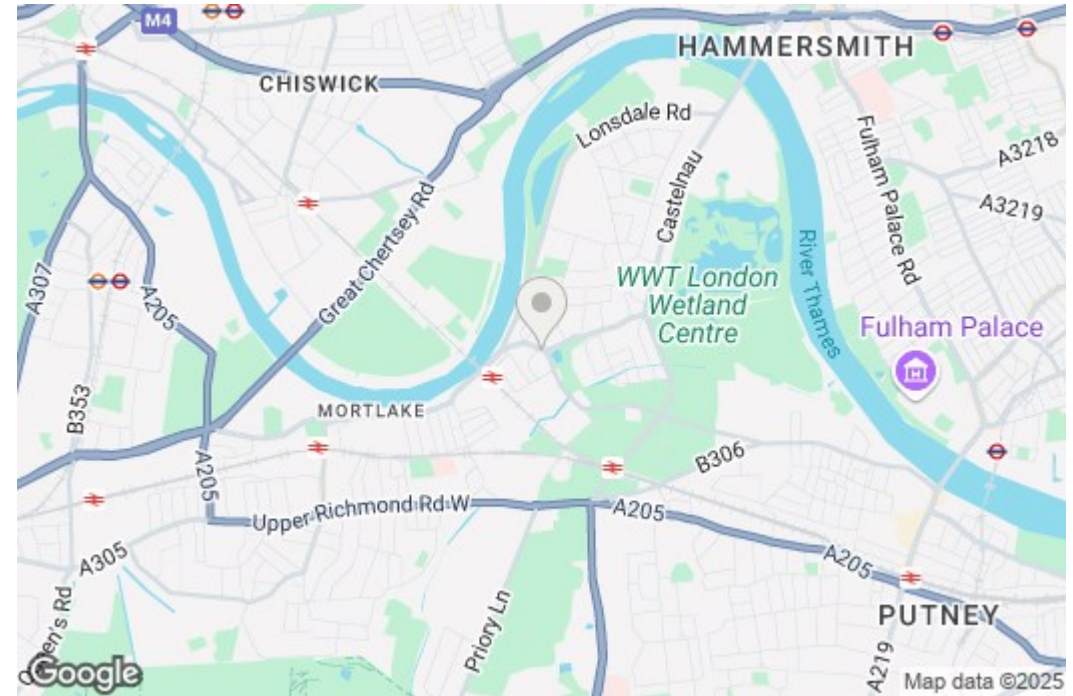
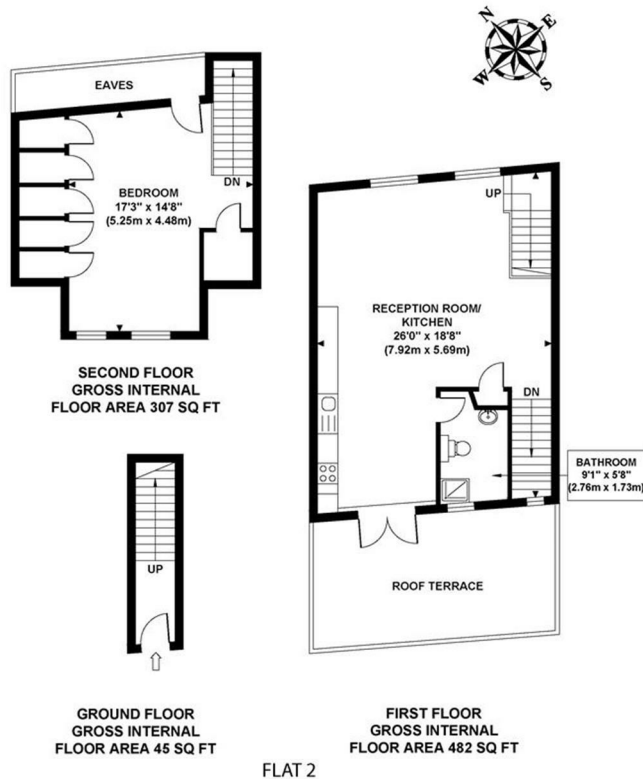
Helliwell & Co. are proud to present this recently refurbished split level flat which is bright and spacious throughout, offered to the market unfurnished and is available in early May 2025. Entering the receiving hallway, the property leads up to a fantastic open plan reception room with a modern kitchen featuring integrated appliances and direct access to a private roof terrace, a large double bedroom with built in wardrobes and a stylish, fully tiled shower room. Further benefits include fibre-optic wiring for internet, gas central heating and ample storage space.

Situated in the popular Barnes area, the property is ideally located for access to the numerous local shops, cafes and restaurants, as well as convenient transport links including Barnes Bridge mainline station. With the River Thames and numerous open green spaces close by, the property is not short of quaint surroundings and views.

- Bright and Spacious
- Modern and Stylish
- Large Open Plan Living Room
- Holding Deposit (1 weeks rent): £484.00
- Long Let (12-24 months+)
- Fantastic Condition Throughout
- Split Level Flat
- Roof Terrace
- Security Deposit: £2,538.46 (5 weeks rent)
- Council Tax Band D

**HELLIWELL&CO**

Approximate Gross Internal Area  
834 sq ft / 77.48 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.