



**HELLIWELL & CO**  
ESTATE AGENTS

**Barnes High Street, London, SW13**

**£1,850 Per Calendar Month**





 1 Bedrooms |  1 Receptions |  1 Bathrooms |  EPC Current C

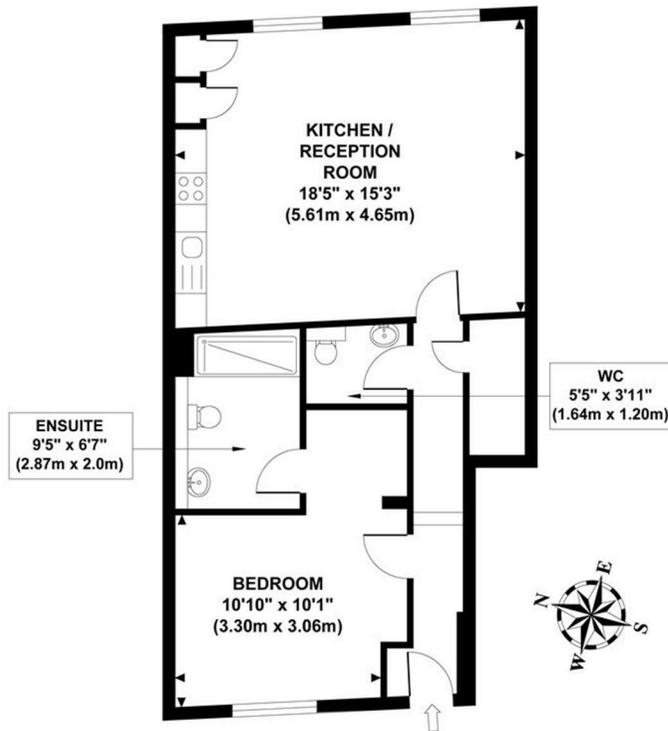
Bright and Spacious – Recently Refurbished – Modern and Stylish – First Floor Flat – Large Open Plan Living Room – Modern Kitchen – Integrated Appliances – Trendy Shower Room – Additional WC – Ample Storage Space.

This recently refurbished first floor flat is bright and spacious throughout, offered to the market unfurnished and is available at the beginning of October 2025. Entering the receiving hallway, the property leads through a fantastic open plan reception room with a modern kitchen featuring integrated appliances, a large double bedroom, a dressing area with fitted wardrobes, a stylish, fully tiled shower room and an additional wc. 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): £426.00
- Long Let (12-24 months+)
- Fantastic Condition Throughout
- First Floor Flat
- Modern Kitchen with Integrated Appliances
- Security Deposit: £2,134.61 (5 weeks rent)
- Council Tax Band D

HELLIWELL & CO  
Approximate Gross Internal Area  
605 sq ft / 56.20 sq m



**FIRST FLOOR ( FLAT 1 )**  
**GROSS INTERNAL**  
**FLOOR AREA 605 SQ FT**

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.

