



A well-presented 4 bedroom family home, ideally situated in the heart of Barnes Village with off-street parking

**The Crescent, Barnes, London, SW13**

£5,500 pcm plus fees apply, Unfurnished  
Available from 22.03.2021

savills

- Open plan kitchen/reception room
- South-east facing garden
- Split over 3 floors
- Off-street parking
- Located in the heart of Barnes Village

**About this property**

The accommodation is arranged over three floors with off- street parking for one car to the front.

On the ground floor there is a double reception room, study, cloakroom and charming family kitchen/dining room with doors opening onto the south-east facing garden.

On the first floor there is a master bedroom with an en suite bathroom, two further bedrooms, a cloakroom and a family bathroom.

On the second floor there is a spacious bedroom with another en suite and good eaves storage.

**Local Information**

Located in the heart of Barnes Village with views overlooking the Green. Ideally situated for easy access into Central London, Hammersmith underground station is only 1.3 miles from Barnes and access to the M4 corridor is also within a 1.5 mile drive.

**Applicant notes**

The photos provided are over 6 months old.

There is a planning application for next door:

[http://www2.richmond.gov.uk/Plan\\_data2/Planning\\_CaseNo.aspx?strCASENO=21/T0037/TCA](http://www2.richmond.gov.uk/Plan_data2/Planning_CaseNo.aspx?strCASENO=21/T0037/TCA)

**Furnishing**

Unfurnished

**Local Authority**

London Borough of Richmond upon Thames  
Council Tax Band = G

**Energy Performance**

EPC Rating = D

**Viewing**

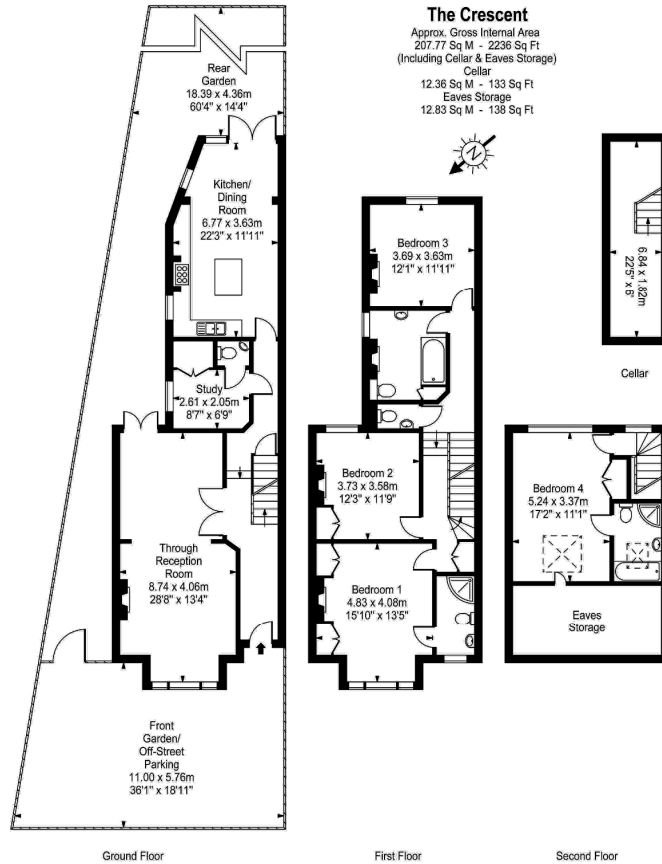
All viewings will be accompanied and are strictly by prior arrangement through Savills Barnes Lettings Office.  
Telephone: +44 (0) 20 8939 6914.





**The Crescent, Barnes, London, SW13**  
**Gross Internal Area 2236 sq ft, 207.7 m<sup>2</sup>**

**Blake Ellis**  
 Barnes Lettings  
**+44 (0) 20 8939 6914**  
 blake.ellis@savills.com



Every effort is made to ensure accuracy, however measurements are approximate and for illustrative purposes only. Not to scale. Floor plan by: www.thereviewphotos.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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\*There are different rules and fees for different tenancy types. For details of our fees and charges please go to Savills.co.uk/tenant-fees. For more detailed information read our applicant guide at savills.co.uk/applicant-guide. Hard copy available on request. . 20210201KOCA

