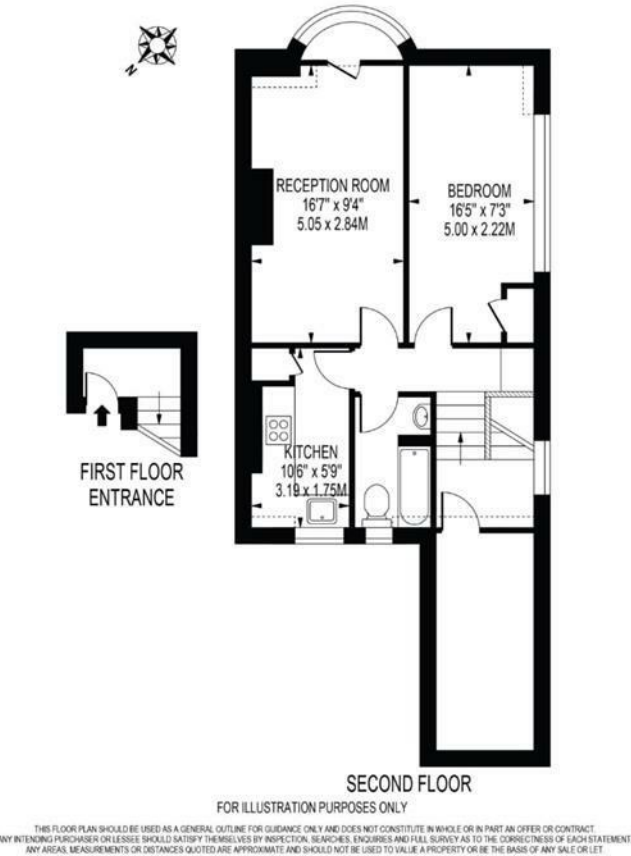


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5G 71



BEVERLEY ROAD  
APPROXIMATE TOTAL INTERNAL FLOOR AREA: 590 SQ FT - 54.78 SQ M  
(INCLUDING RESTRICTED HEIGHT AREA)  
APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 105 SQ FT - 9.73 SQ M



1 of 1 - Floorplan

Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part an offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Areas, measurements/distances are approximate and should not be used to value a property or be the base of any sale/let. Any intending purchaser or lessee should satisfy themselves through inspection, searches, enquiries and full survey as to the correctness of each statement.

Beverley Road, Barnes, SW13 0LX  
TO RENT £1,950 PCM



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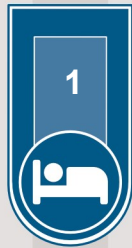


## THE LOCATION

Beverley Road is located in the heart of Barnes Village, which offers an eclectic range of shops, cafes and award winning restaurants. The well-known duck pond, green and common and River Thames towpath are within a few minutes' walk.

Barnes Bridge and Barnes stations offer a frequent service into Waterloo. There are also good bus services serving Putney and Richmond, all of which offer underground connections. Heathrow airport is easily accessible.

The schools in the area include St Paul's School, The Harrodian, The Swedish School, Ibstock Place School. For younger pupils - Colet Court, St Osmunds' (RC), Barnes Primary School.



## THE PROPERTY

Charming 1-bedroom apartment located on Beverley Road in the sought-after area of Barnes. Situated on the top floor of a Victorian conversion, this bright and modern property offers a peaceful retreat in a lovely quiet location.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	39	59
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

Please note on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that wiring, plumbing and drains have not been checked. Our client has advised us of the tenure of the property. The length of lease and service charge have been provided by a Third Party. Any intending purchaser must obtain confirmation of these facts from their solicitor.