



## 92 WESTFIELDS AVENUE BARNES, SW13 0AZ

£3,300 PCM

A charming and beautifully presented three-bedroom house located in the highly sought-after Little Chelsea area. The property features a bright double reception room with oak flooring and gas coal fire, leading to a well-appointed kitchen/dining area with folding doors opening onto a south-facing garden.

The first floor offers two double bedrooms and a family bathroom, while the second floor comprises a spacious master bedroom with ensuite shower room and Juliette balcony. Presented in excellent condition throughout with neutral décor and carpets.

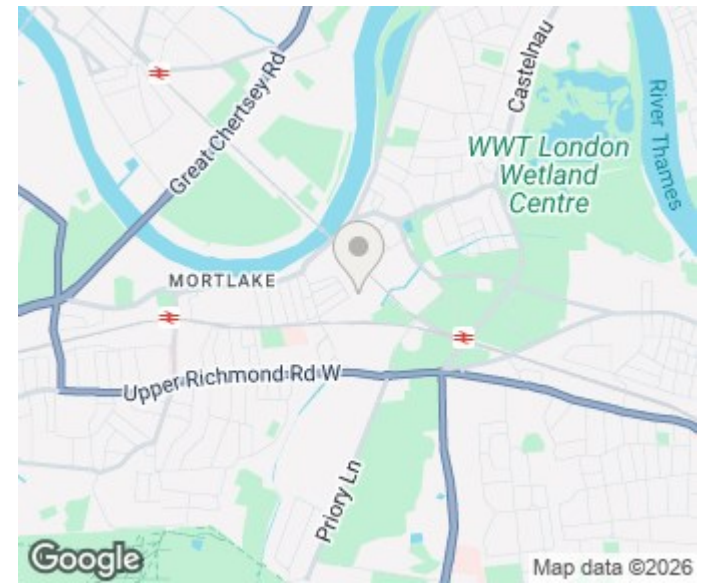
Ideally located for Barnes Primary School, White Hart Lane shops, Barnes Village and excellent rail links to Waterloo from Barnes Bridge and Barnes stations. Available late January.

## Westfields Avenue, London, SW13

Approximate Gross Internal Area  
105.7 sq m / 1137 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.



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

**LAURENT**  
RESIDENTIAL

Barnes Lettings  
Essex Lodge  
1A Barnes High Street  
Barnes  
London  
SW13 9LB

0208 876 4466  
[property@laurentresidential.co.uk](mailto:property@laurentresidential.co.uk)  
[www.laurentresidential.co.uk](http://www.laurentresidential.co.uk)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements