



CROSS STREET, LONDON, SW13
£4,250 per month*

Carter Jonas

CROSS STREET, LONDON, SW13

A charming four-bedroom cottage situated in the popular 'Little Chelsea' area of Barnes ideally located for Barnes Bridge Station, the River and the shops and restaurants in Barnes village.

The property comprises porchway, through reception room, with small study area, doors through to a modern eat-in kitchen with good quality appliances, double doors leading to small decked garden, cloakroom.

On the first floor are two double bedrooms, one single bedroom and bathroom with separate shower, stairs leading to loft room with eaves storage.

The property is presented to a high standard and has neutral decor throughout.

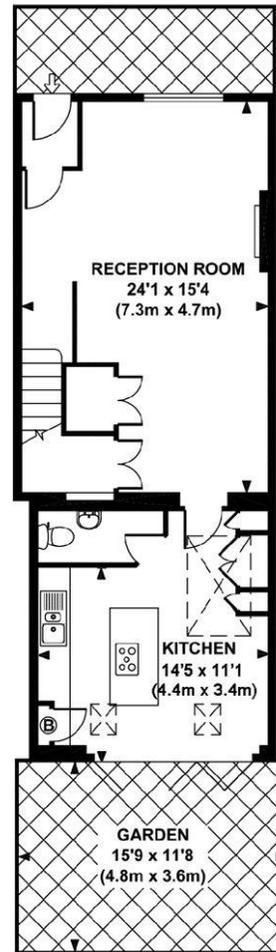
Available unfurnished August 2025.

Minimum Term 12 months

Fee of Intent - £980.76

- Council Tax Band = F
- 4 Bedrooms
- Large Reception
- Small Study Area
- Eat in Kitchen
- Bathroom
- Cloakroom
- Available end August 2025
- EPC = C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		85
(81-91)	B		
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

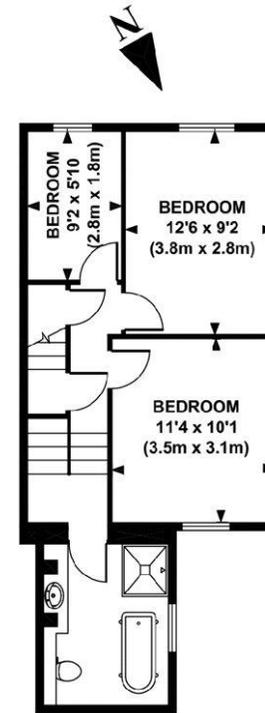


**GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 595 SQ FT**

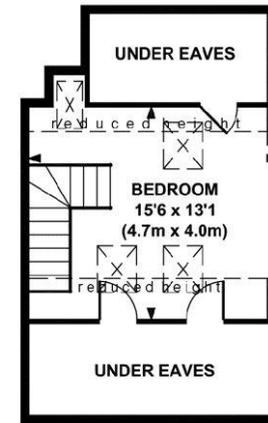
APPROX. GROSS INTERNAL FLOOR AREA 1409 SQ FT / 131 SQ M
(Includes Reduced Height Areas and Eaves Storage)

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This floorplan is for illustration purposes and may not truly reflect design or dimensions and should not be used for valuation or condition purposes.



**FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 455 SQ FT**



**SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 359 SQ FT**
(Includes Reduced Height Areas and Eaves Storage)



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Classification L2 - Business Data

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