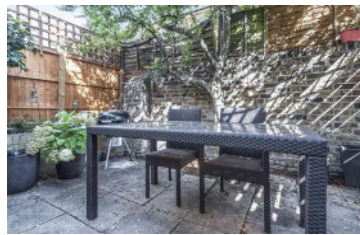




**JAMES
ANDERSON**



TO LET

Grove Road, Barnes, SW13

£2,750 Per Month

Per Month

Well presented two/three bedroom house in the heart of Barnes located a short walk from Barnes Bridge Train Station and all of the local amenities of Barnes High Street. The property benefits from a large open plan living space, a well fitted kitchen, downstairs cloak room and doors leading out to a private patio garden. On the first floor there is a double bedroom with built in storage, family bathroom, a further double bedroom with access to the loft space which has recently been extended and would work well as a study or third bedroom.



Two Double Bedrooms



Modern Bathroom



Spacious Reception



Fitted Kitchen



EPC Rating D



Barnes Bridge Station



St Osmonds School



Barnes High Street



Private Garden



Council Tax Band F (£2920 per annum)

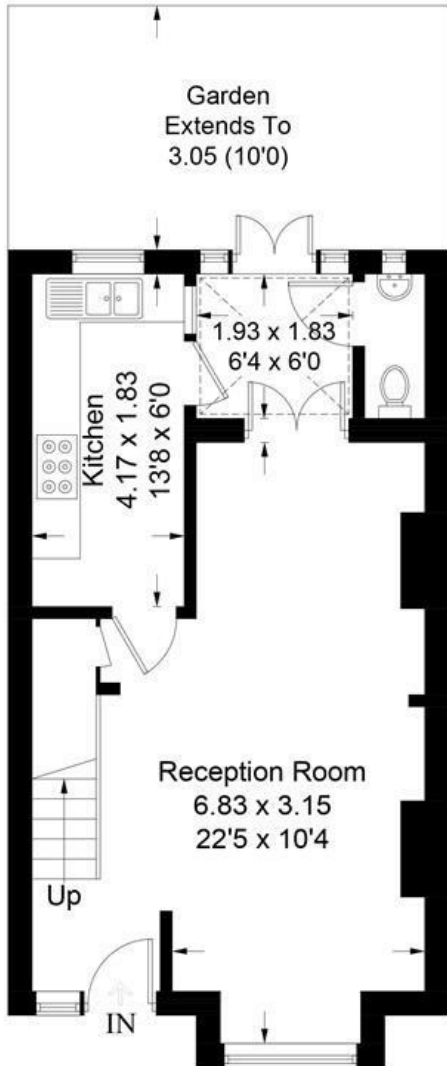


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

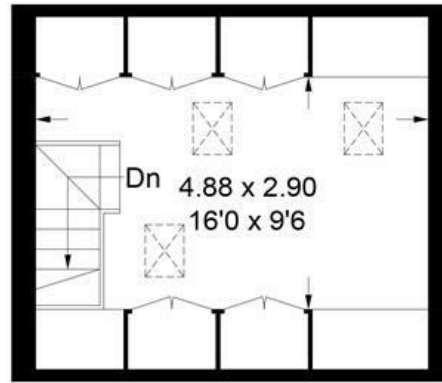
0208 878 8688

Grove Road, SW13

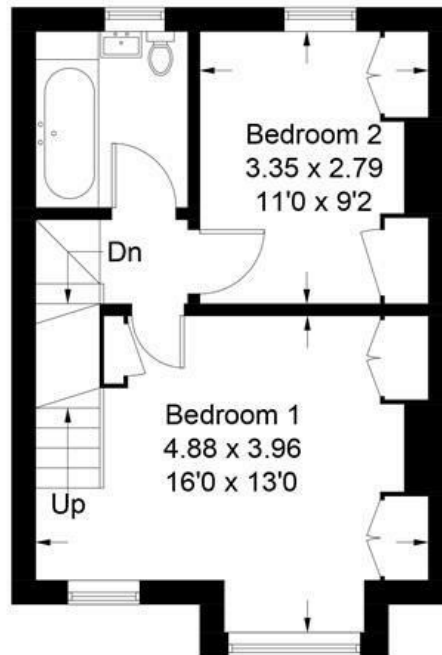
Approximate Gross Internal Area = 101.5 sq m / 1093 sq ft



Ground Floor
Sq ft 488



Room in Roof
Sq ft 232



First Floor
Sq ft 373

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2018 (ID420423)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	61
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		49	52
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

