



**JAMES  
ANDERSON**



# TO LET

Elm Grove Road, Barnes, SW13

# £2,750 Per Month

Per Month

A fabulous ground floor split level Edwardian conversion apartment in Barnes. This apartment is situated in Barnes Village and flooded with natural light. This property comprises reception room with period features leading into a bright and spacious conservatory opening out to the generous and pretty private garden. The property offers a fully fitted kitchen with appliances, one double bedroom with fitted wardrobes, one large single bedroom, a tiled bathroom with sunken bath and ample storage. Within easy reach of Barnes Common station with its direct links to London Waterloo.



Two Bedrooms



Modern Bathroom



Minimum Term 12 Months/Deposit £3,173.07



Fitted Kitchen



EPC Rating D/Council Tax Band C/Holding Deposit £634.62



Barnes Station



St Osmunds Primary School



Sought After Location



Private Garden

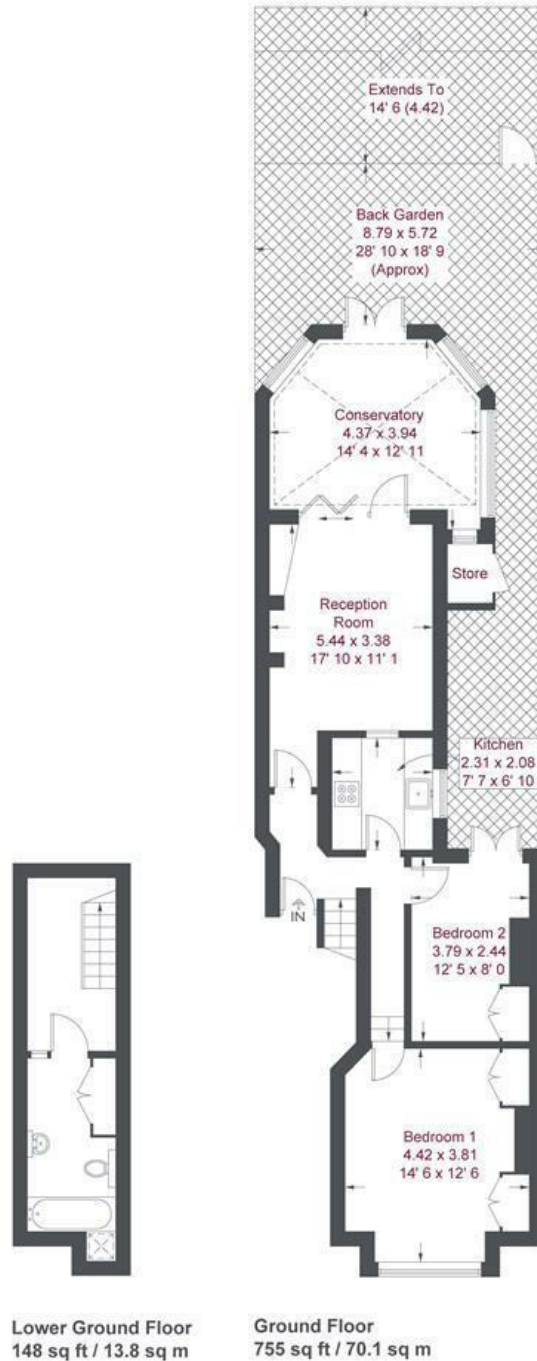


Exceptional Reception Room



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

0208 878 8688



## Elm Grove Road

Approximate Gross Internal Area = 903 sq ft / 83.9 sq m

Store = 12 sq ft / 1.1 sq m

Total = 915 sq ft / 85 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact  
All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice

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>64</b>	<b>78</b>
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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