



**JAMES  
ANDERSON**



## TO LET

Grange Road, Barnes, SW13

## £3,000 Per Month

Per Month

This stunning Townhouse is located in the heart of Barnes Village, only moments from the shops and amenities on Church Road and Barnes High Street. The property is arranged over three floors and offers two large double bedrooms and a third single bedroom. It also benefits from two bathrooms, a modern kitchen as well as a bright and spacious reception room that leads out onto a balcony and down to the well maintained private garden.



Three Bedrooms



Two Bathrooms



Spacious Reception Room



Fitted Kitchen



EPC Rating C / Council Tax F / Deposit £3,461.53



Barnes Station



St Osmond's School



Central Barnes Location



Private Garden



6 Month Contract / Holding Deposit £692.30



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

0208 878 8688



## Grange Road

Approximate Gross Internal Area = 1405 sq ft / 130.5 sq m  
(Excluding Void)

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>	<b>72</b>	<b>76</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	

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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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