



**JAMES  
ANDERSON**



## TO LET

Grove Road, Barnes, SW13

## £2,100 Per Month

Per Month

An immaculate two double bedroom ground floor apartment in the heart of Barnes Village. The property benefits from entrance hall, lounge, two double bedrooms, modern bathroom suite with power shower over the bath, stunning fitted kitchen with built in appliances. There are new neutral carpets and excellent outside storage for bicycles/prams. Barnes Bridge Station is a short walk and there are frequent bus services to Hammersmith.



Two Double Bedrooms



Modern Bathroom



12 Month Minimum Term / Holding Deposit £507.69



Immaculate Bathroom



EPC D / Council Tax D / £2,538.46 Deposit



Close to Barnes Bridge Station



St Osmund's School



Heart of Barnes



Great Storage



Spacious Reception

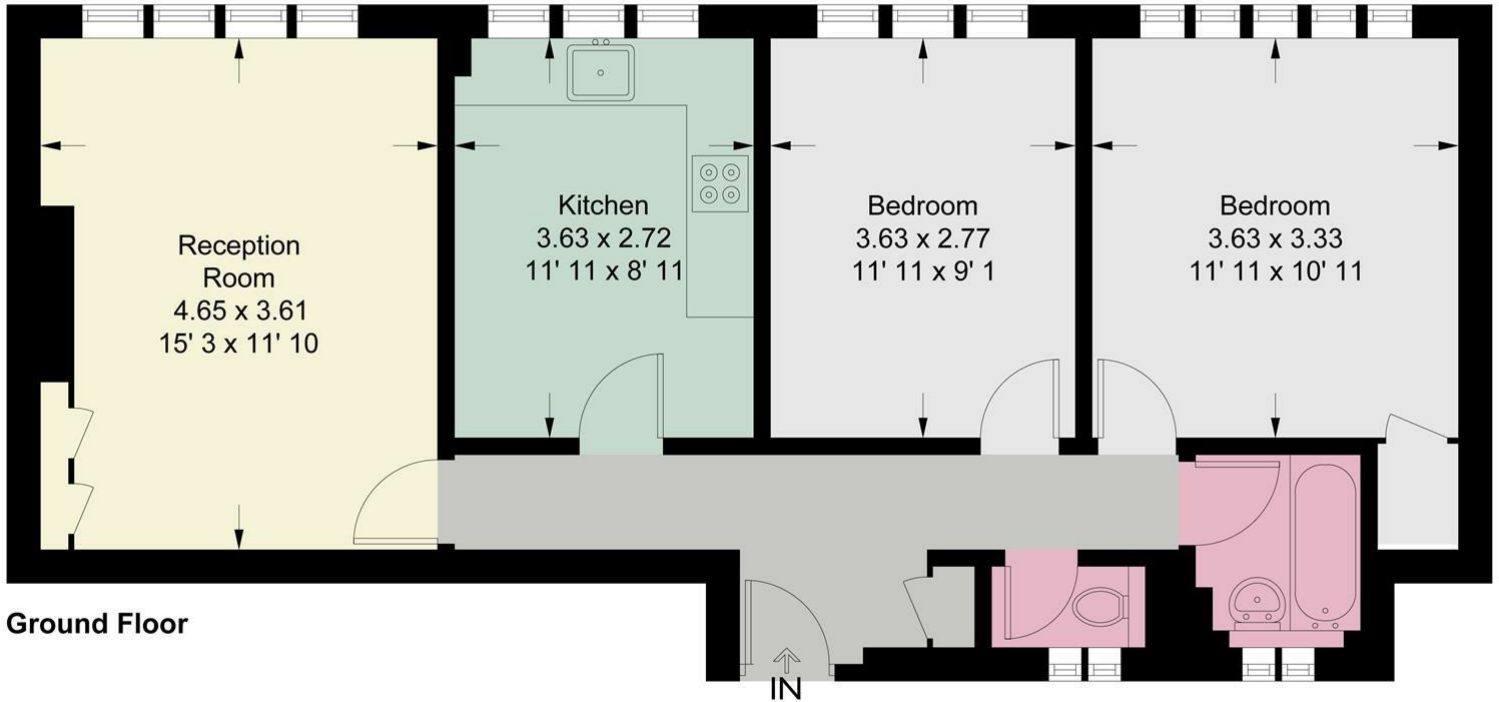


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 878 8688

# Sussex Court

Approximate Gross Internal Area = 700 sq ft / 65 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



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>68</b>	<b>69</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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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