



JAMES  
ANDERSON



## TO LET

Grove Road, London, SW13

**£2,250 Per Month**

Per Month

A well-presented three-bedroom split-level maisonette located within a secure gated development, just a short walk from Barnes Village. The property features a spacious lounge with a charming feature fireplace. The generously sized kitchen benefits from an abundance of natural light and is equipped with modern appliances. There are two double bedrooms with built-in storage, along with a principal double bedroom. This stylish complex offers a communal courtyard garden and secure gated access. Carmichael Court is ideally positioned for Barnes Bridge Station and the shops of Barnes Village. The property is offered fully furnished and is ideal for young professionals.



Three Double Bedrooms



Modern Bathroom



12 Month Minimum Term / £519.23 Holding Deposit



Large Kitchen



EPC C / Council Tax D / £2,596.15 Deposit



Barnes Bridge Station



Outstanding Local Schools



Central Barnes Location



Fully Furnished Apartment



Bright Reception Room



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

**0208 878 8688**

# Carmichael Court

Approximate Gross Internal Area = 724 sq ft / 67.2 sq m  
 (Excluding Reduced Headroom)  
 Reduced Headroom = 4 sq ft / 0.4 sq m  
 Total = 728 sq ft / 67.6 sq m



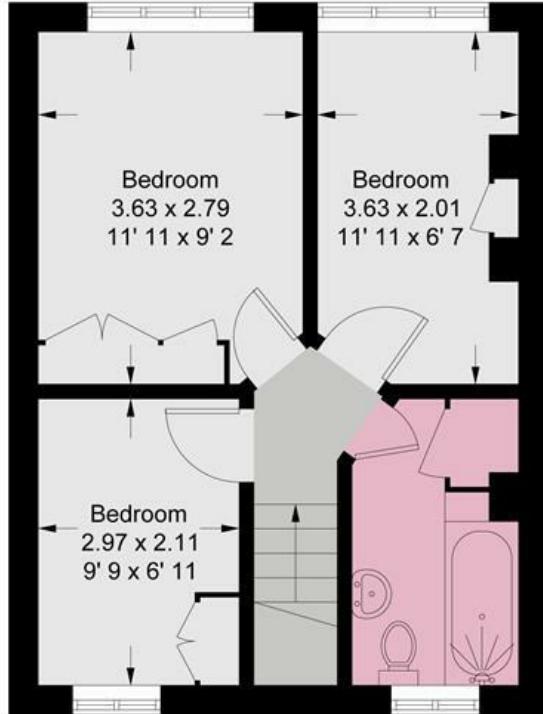
JAMES  
ANDERSON



= Reduced headroom below 1.5m / 5'0



**Ground Floor**  
 365 sq ft / 33.9 sq m  
 (Including Reduced Headroom)



**First Floor**  
 363 sq ft / 33.7 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

