



JAMES  
ANDERSON



## TO LET

Dover House Road, London, SW15

**£2,600 Per Month**

Per Month

Perfectly positioned on the popular Dover House Road, this charming three double bedroom home is ideal for growing families or first-time buyers looking to settle in a welcoming community.

The property offers flexible living space with excellent scope to extend into the loft or rear, subject to planning permission—making it a home you can grow into.

The ground floor features a spacious reception room and a bright kitchen-diner that opens directly onto a sunny rear garden, perfect for playtime or relaxed weekend entertaining.

Upstairs, you'll find three generously sized bedrooms with double built wardrobes in bedrooms 1 & 2 alongside a family bathroom with wash hand basin, and a separate WC.



Three Bedroom Family Home



Bathroom Suite



Spacious Living Areas



Fitted Kitchen



EPC D / Council Tax E / Holding Deposit £600



Easy Access To Transport Especially Barnes Station



Withing Catchment For Highly Regarded Schools



Prime Location Close To Green Open Spaces



Private Garden



Minimum Term 12 Months / Deposit £3000



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

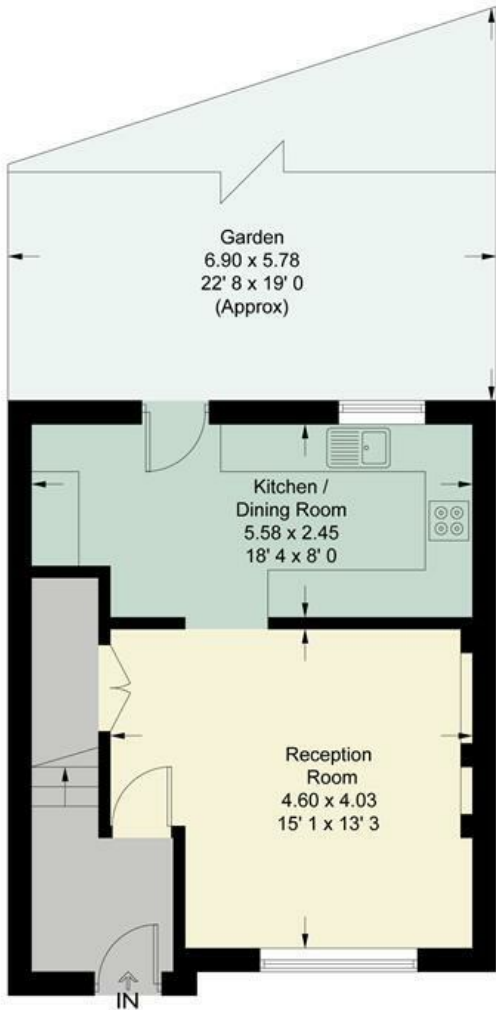
**0208 785 4400**

Dover House Road

Approximate Gross Internal Area = 853 sq ft / 79.3 sq m



JAMES  
ANDERSON



Ground Floor  
409 sq ft / 38 sq m



First Floor  
444 sq ft / 41.3 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		85
(81-91) B		
(69-80) C		
(55-68) D	65	
(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 <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		
England & Wales		EU Directive 2002/91/EC

