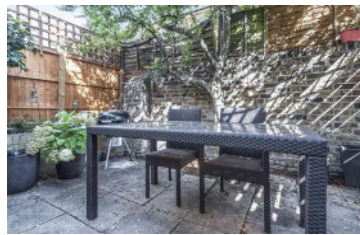




**JAMES  
ANDERSON**



## TO LET

Grove Road, Barnes, SW13

## £2,750 Per Month

Per Month

Well presented two/three bedroom house in the heart of Barnes located a short walk from Barnes Bridge Train Station and all of the local amenities of Barnes High Street. The property benefits from a large open plan living space, a well fitted kitchen, downstairs cloak room and doors leading out to a private patio garden. On the first floor there is a double bedroom with built in storage, family bathroom, a further double bedroom with access to the loft space which has recently been extended and would work well as a study or third bedroom.



Two Double Bedrooms



Modern Bathroom



Spacious Reception



Fitted Kitchen



EPC Rating D



Barnes Bridge Station



St Osmonds School



Barnes High Street



Private Garden



Council Tax Band F (£2920 per annum)

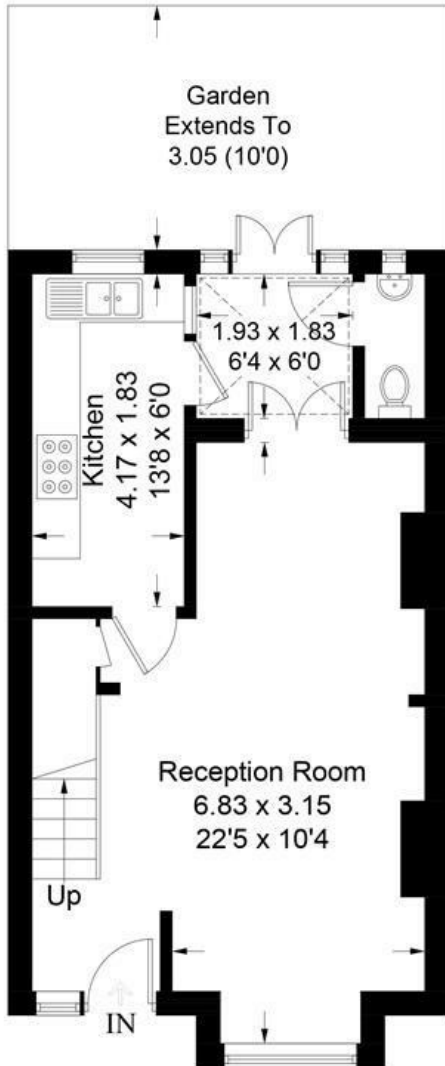


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

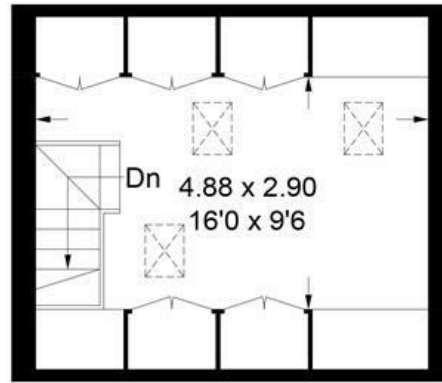
0208 878 8688

# Grove Road, SW13

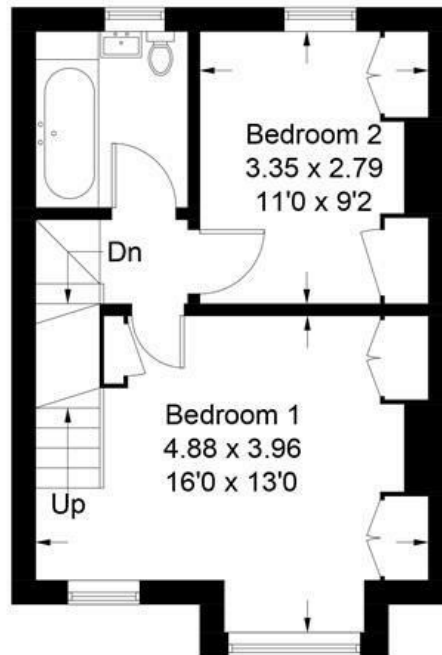
Approximate Gross Internal Area = 101.5 sq m / 1093 sq ft



**Ground Floor**  
Sq ft 488



**Room in Roof**  
Sq ft 232



**First Floor**  
Sq ft 373

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2018 (ID420423)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	61
(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		49	52
(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		

