



**JAMES  
ANDERSON**



## TO LET

Grove Road, Barnes, SW13

## £1,650 Per Month

Per Month

A purpose-built, one bedroom apartment, set within a quiet road, just moments from Barnes High Street, Barnes Bridge Station and the River Thames. This spacious property is decorated in light, neutral tones, and is located on the first floor with accommodation arranged to provide a spacious bedroom, a sitting room with attractive fireplace and access to a private south westerly facing balcony, plus there is a modern kitchen/breakfast room and a modern bathroom. Grove Road is conveniently placed for the amenities of Barnes Village and White Hart Lane. For the commuter Barnes Bridge station is a short walk away.



Spacious Double Bedroom



Modern Bathroom



Kitchen/Breakfast Room



Living Room With Balcony



EPC Rating E/ Council Tax C /Deposit £2019.23



Barnes Bridge Station



Excellent Local Schools



No Onward Chain



Close to Station & River Thames



12 Month Minimum Term / Holding Deposit £403.84



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

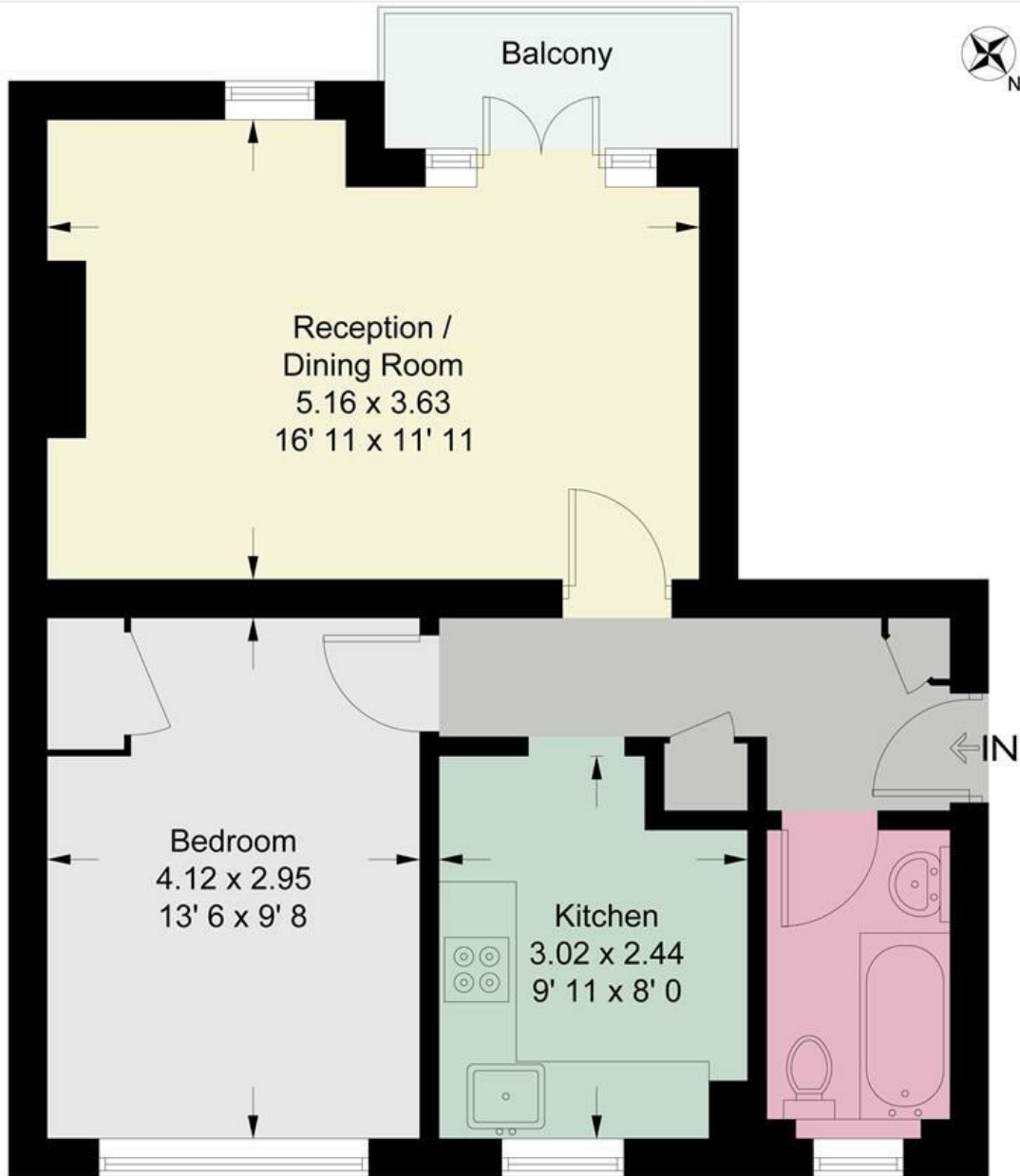
0208 878 8688

# Sussex Court

Approximate Gross Internal Area = 522 sq ft / 48.5 sq m



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## First Floor

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>                          |  |                         | <b>80</b> |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  | <b>54</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>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |

