



**23 GROVE ROAD**  
LONDON, SW13 0HH

**£3,800 PCM**

A charming three double bedroom Victorian house in this quiet central Village location. Close to Barnes High Street and just a moment from the River and a short walk to Barnes Bridge station, this lovely property is beautifully presented with double glazed windows throughout having been fitted by the London Sash Window Company. The accommodation is arranged over two floors - on the ground floor there is a generous double reception room with a wood burner fire and French doors leading to the garden; the large kitchen has a dining area with French doors to the secluded garden. The first floor has a well proportioned master bedroom to the front with excellent storage and there are two further double bedrooms and a well fitted bathroom.

This lovely property has retained much of its original period charm and is in excellent condition throughout.

Grove Road, London, SW13

Approximate Gross Internal Area  
99.2 sq m / 1067 sq ft

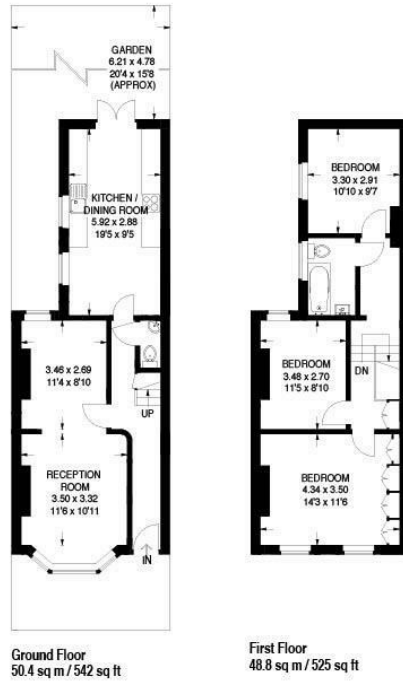


Illustration for identification purposes only, measurements are approximate, not to scale.



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>England &amp; Wales</b>	EU Directive 2002/91/EC	

**LAURENT**  
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements