

LAURENT
RESIDENTIAL



6 BELLEVUE ROAD LONDON, SW13 0BJ

£2,300,000
FREEHOLD

An extremely well finished five bedroom Edwardian house in this ever popular central Village Road.

Close to the Common, this super house which is arranged over three floors has a double reception room which leads to a large kitchen with dining area that opens onto the garden, and a guest wc to complete the ground floor. The first floor benefits from three bedrooms with two bathrooms and to the second floor, a further two double bedrooms and bathroom. A super house with wood floors, underfloor heating and neutral decor close to the common.

Check your broadband and mobile coverage here <https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

Check your flood risk here <https://www.gov.uk/check-long-term-flood-risk>

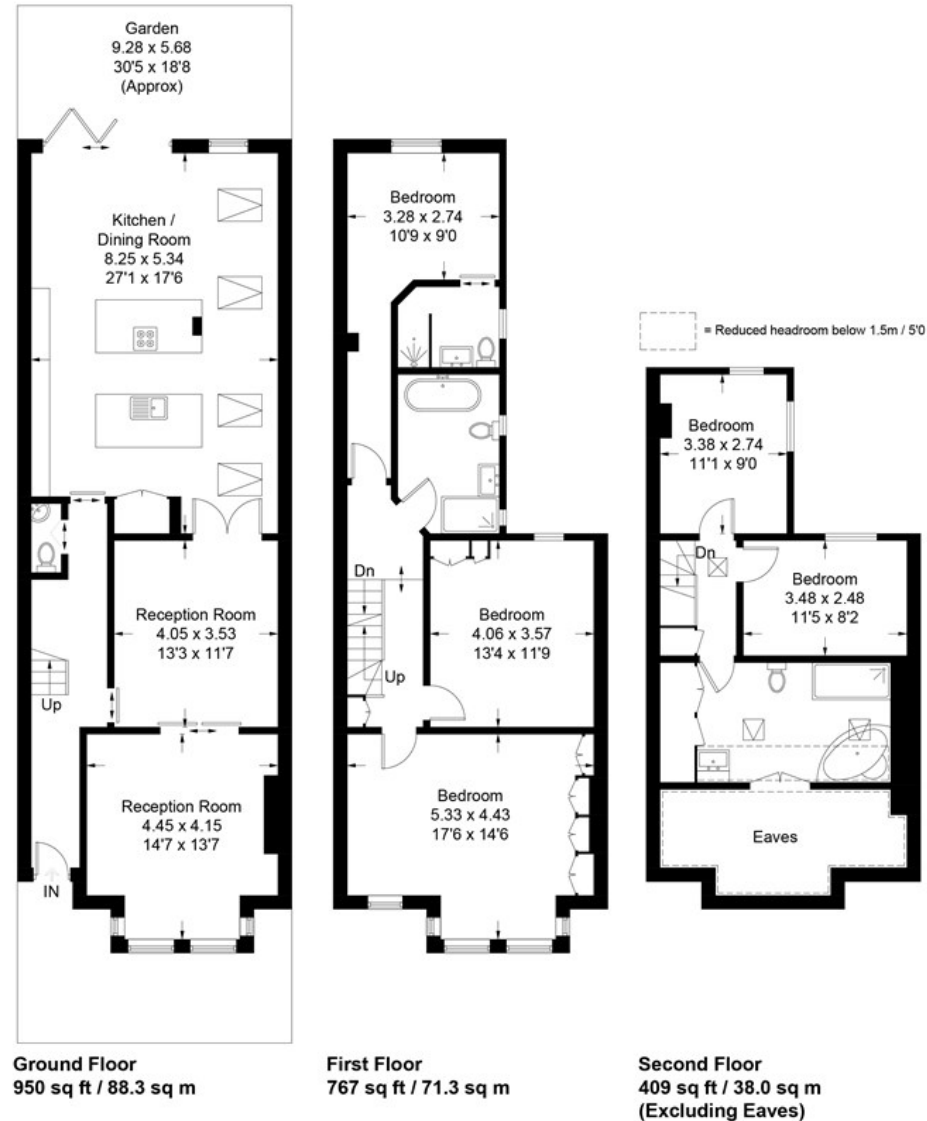
6 BELLEVUE ROAD

- 5 double bedrooms • 3 bathrooms • 1 en-suite shower room • Double reception • Large kitchen with dining/family area • Guest wc • Garden • Close to Common



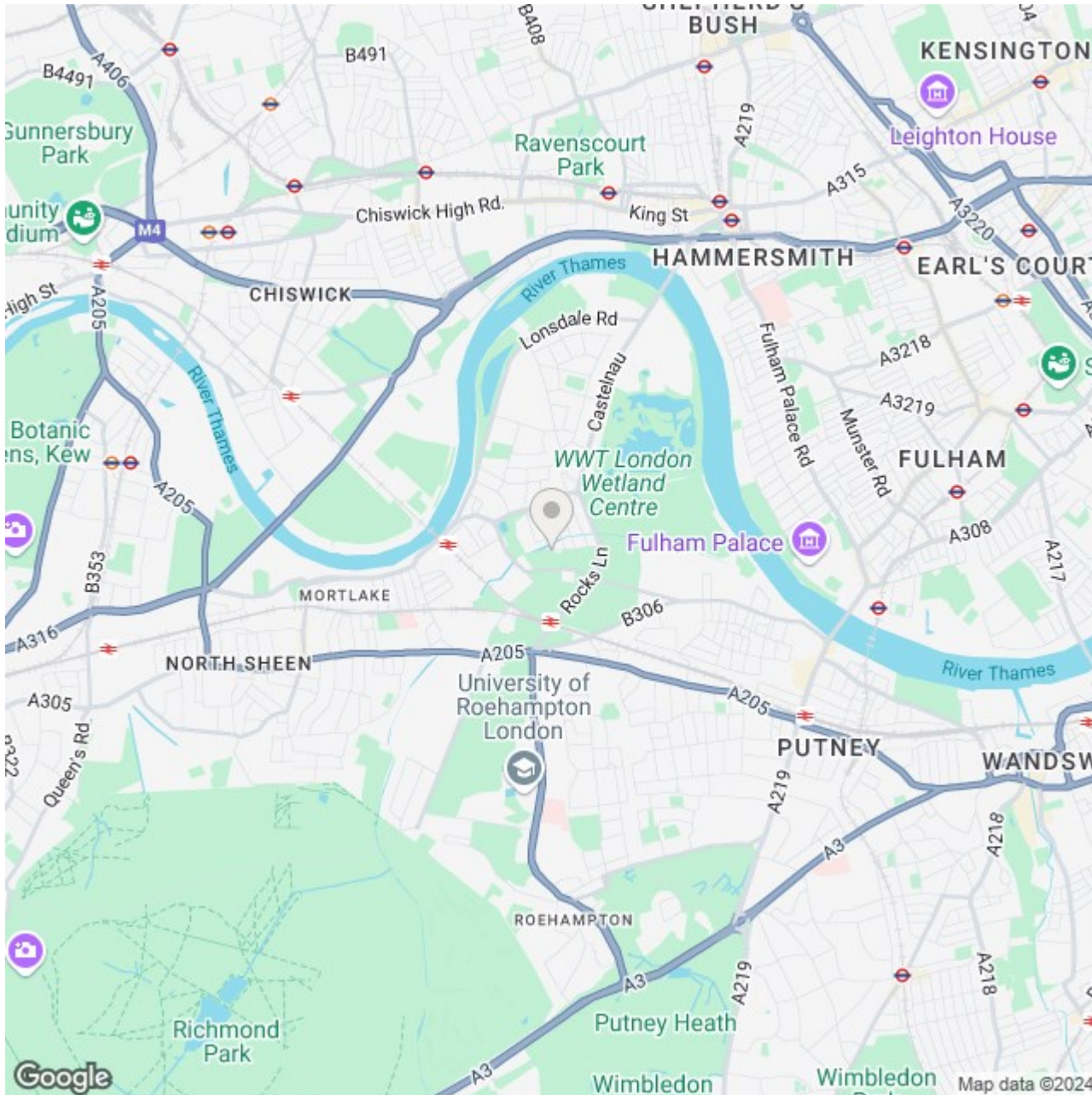
Bellevue Road, London, SW13

Approximate Gross Internal Area = 197.6 sq m / 2126 sq ft (Excluding Eaves)




All measurements are in accordance to the RICS Code Of Measuring Practice. Measurements are approximate & only for illustrative purposes.
© Property Visual Ltd - info@propertyvisual.com - www.propertyvisual.com

6 BELLEVUE ROAD



Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	<p>74</p>	<p>83</p>
<p>England & Wales</p>	<p>EU Directive 2002/91/EC</p>	

LAURENT
RESIDENTIAL

Barnes Lettings
Essex Lodge
1A Barnes High Street
Barnes
London
SW13 9LB

0208 876 4466
property@laurentresidential.co.uk
www.laurentresidential.co.uk

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