



**34 GERARD ROAD**  
**SW13 9RG**

**£5,500 PCM**

A charming and well presented four bedroom semi-detached Edwardian house in this central Village location with a large south west facing garden and close to the River. The accommodation is arranged over two floors with a generous entry hall, large front reception room with an open fire and a wide bay window overlooking the front garden. The fitted kitchen to the rear adjoins the family room/dining area and leads to the 80ft southwest facing garden. Also on the ground floor is a guest cloak/shower room and a utility room. On the first floor, there are 4 double bedrooms and a family bathroom. Stairs from the first floor lead to an extremely generous loft/storage. A super house on this quiet central Village Road.

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

Gerard Road, London, SW13

Approximate Gross Internal Area = 145.2 sq m / 1573 sq ft  
 Attic = 66.2 sq m / 712 sq ft  
 Total = 212.4 sq m / 2285 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		51	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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