

**LAURENT**  
RESIDENTIAL



**£1,800,000**  
**FREEHOLD**

• Four bedrooms • Two  
bathrooms • Kitchen • Two reception  
rooms • Utility room • Private 44ft  
garden • Scope to extend (STPP) • No  
onward chain



A rare opportunity to acquire a family home in the heart of Barnes, offering huge potential for refurbishment and extension.

This attractive period house retains many original features and provides generous proportions throughout. Arranged over two floors, the property currently comprises two spacious reception rooms with feature fireplaces, well-sized kitchen overlooking the garden, a utility area, four bedrooms and two bathrooms.

There is a 44ft private rear garden with direct access from the main reception room and kitchen.

With a footprint of over 1,500 sq ft, there is further potential to increase living space through a loft conversion and side extension (subject to planning permission). This allows buyers to tailor the property to their personal requirements, whether creating a large open-plan kitchen/dining area or additional bedrooms and bathrooms.

Elm Grove Road is a sought-after residential street in Barnes, moments from the High Street, duck pond, walks along the River Thames and outstanding local schools. Barnes Bridge station is within easy reach, providing easy access into central London.

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>



# Elm Grove Road, London, SW13

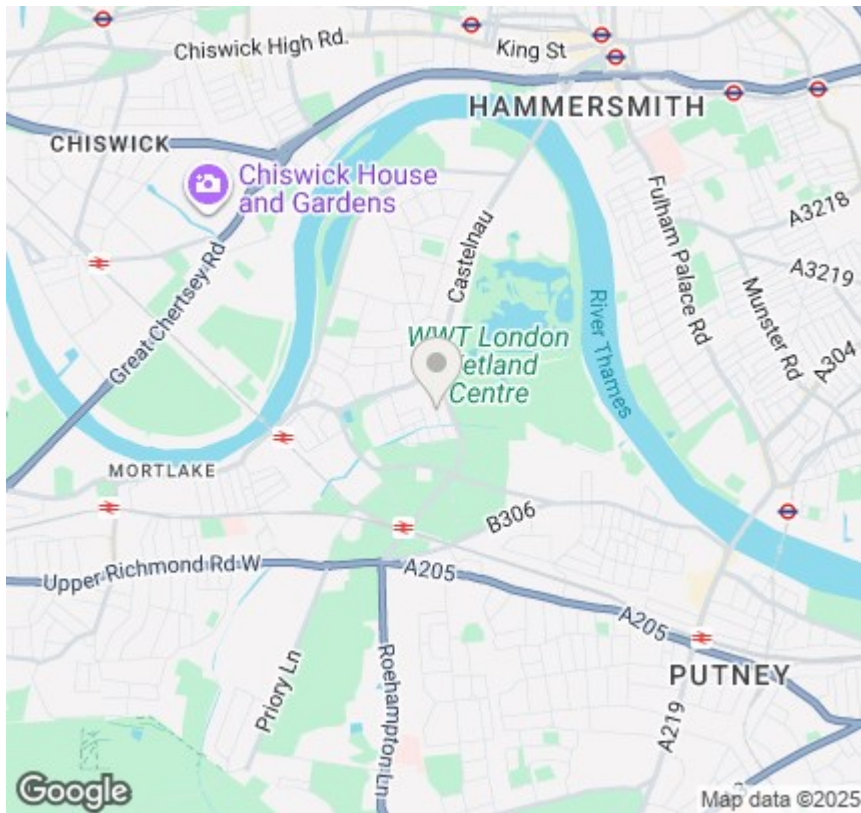
Approximate Gross Internal Area = 142.8 sq m / 1537 sq ft




Ground Floor =  
71.6 sq m / 771 sq ft

First Floor =  
71.2 sq m / 766 sq ft





## 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>                            |   | <b>75</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  |           |

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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