



6 CHARLOTTE ROAD

LONDON, SW13 9QJ

£8,000 PCM

A beautifully presented semi detached family home in a quiet, central Village, cul-de-sac which is close to the River and provides four double bedrooms, three reception rooms, a bright kitchen/dining room, large home office, two bathrooms, utility room and guest wc and with a large sunny garden, as well as sauna with adjacent outside shower, ample storage, and off street parking.

Available unfurnished for a long tenancy from November.

Charlotte Road, London, SW13

Approximate Gross Internal Area = 236.1 sq m / 2541 sq ft
Outbuilding = 10.1 sq m / 109 sq ft
Total = 246.2 sq m / 2650 sq ft



All measurements are in accordance to the RICS Code Of Measuring Practice.
Measurements are approximate & only for illustrative purposes.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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