



**JAMES
ANDERSON**













TO LET

Elm Grove Road, Barnes, SW13

£2,750 Per Month

Per Month

A fabulous ground floor split level Edwardian conversion apartment in Barnes. This apartment is situated in Barnes Village and flooded with natural light. This property comprises reception room with period features leading into a bright and spacious conservatory opening out to the generous and pretty private garden. The property offers a fully fitted kitchen with appliances, one double bedroom with fitted wardrobes, one large single bedroom, a tiled bathroom with sunken bath and ample storage. Within easy reach of Barnes Common station with its direct links to London Waterloo.

-  Two Bedrooms
-  Modern Bathroom
-  Minimum Term 12 Months/Deposit £3,173.07
-  Fitted Kitchen
-  EPC Rating D/Council Tax Band C/Holding Deposit £634.62
-  Barnes Station
-  St Osmunds Primary School
-  Sought After Location
-  Private Garden
-  Exceptional Reception Room





Lower Ground Floor
148 sq ft / 13.8 sq m

Ground Floor
755 sq ft / 70.1 sq m

Elm Grove Road

Approximate Gross Internal Area = 903 sq ft / 83.9 sq m

Store = 12 sq ft / 1.1 sq m

Total = 915 sq ft / 85 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact
All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		64	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

