



**JAMES
ANDERSON**



TO LET

Grove Road, London, SW13

£2,250 Per Month

Per Month

A well-presented three-bedroom split-level maisonette located within walking distance of Barnes Village. The property boasts a spacious lounge with original wood flooring and a feature fireplace. The kitchen is generously sized and benefits from a breakfast bar and modern appliances. There are two double bedrooms with built-in storage and a principal double bedroom. This stylish complex offers a communal courtyard garden and a gated entrance. Carmichael Court is ideally positioned for Barnes Bridge Station and the shops of Barnes Village. The property is offered fully furnished and is ideal for young professionals.



Three Double Bedrooms



Modern Bathroom



Bright Reception Room



Large Kitchen



EPC C / Council Tax D / £2,596.15 Deposit



Barnes Bridge Station



Outstanding Local Schools



Central Barnes Location



Fully Furnished Apartment



12 Month Minimum Term / £519.23 Holding Deposit




OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

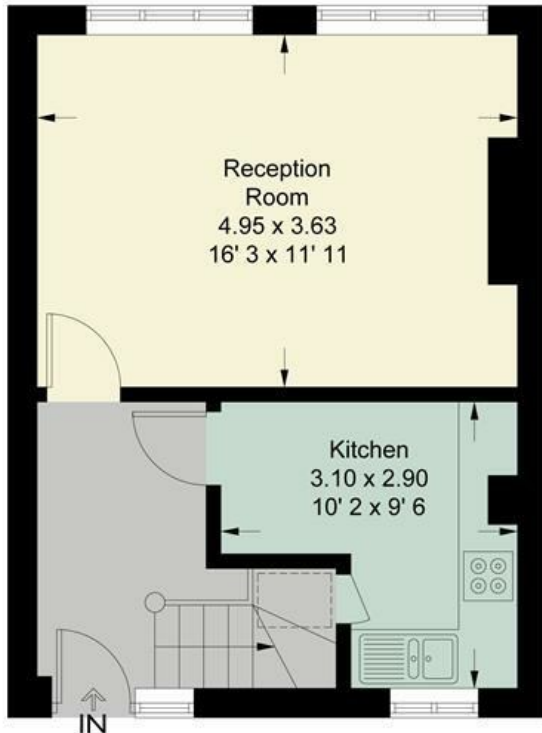
0208 878 8688

Carmichael Court

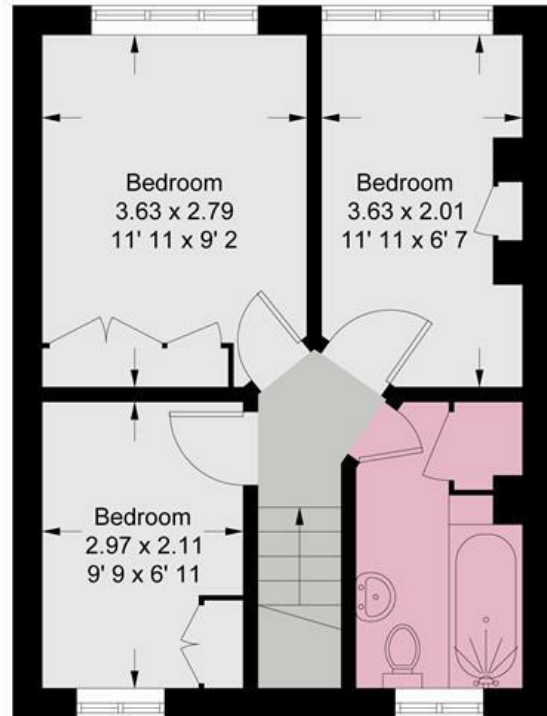
Approximate Gross Internal Area = 724 sq ft / 67.2 sq m
 (Excluding Reduced Headroom)
 Reduced Headroom = 4 sq ft / 0.4 sq m
 Total = 728 sq ft / 67.6 sq m



 = Reduced headroom below 1.5m / 5'0




Ground Floor
 365 sq ft / 33.9 sq m
 (Including Reduced Headroom)



First Floor
 363 sq ft / 33.7 sq m

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(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	