



NEWPORT ROAD LONDON SW13
£4,500 PER MONTH AVAILABLE 22/07/2024




Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Newport Road London SW13

£4,500 Per Month
Unfurnished

 **3 Bedrooms**
 **2 Bathrooms**
 **4 Receptions**

Features

- 3 Bedrooms, - Double reception, - Separate dining in the sun room/conservatory, - Double Conservatory, - Eat-in Kitchen, - Garage - Converted for additional living space, - 2 Bathrooms, - Garden, - Off street parking, - Council Tax Band G

Council Tax

Council Tax Band G

Hamptons

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{ A DETACHED THREE BEDROOM HOUSE WITH WRAP AROUND GARDEN.

The Property

A beautiful three bedroom detached house located in Barnes which has been newly decorated. The ground floor offers underfloor heating, a bright double reception room with ornamental fire place and a double conservatory with access to the garden. The large eat-in kitchen has lovely views of the well manicured private patio garden, with it's array of flowers and opens onto a separate dining room or sun room which forms part of the double conservatory. A special feature of the house is that the garage has been converted to create additional living space, presently used as an office. The property has two bathrooms; one being an en-suite shower room for the main bedroom and a family bathroom plus a separate WC on the ground floor. There is good storage in the loft as well as under the stairs. Off street parking for one car.

Location

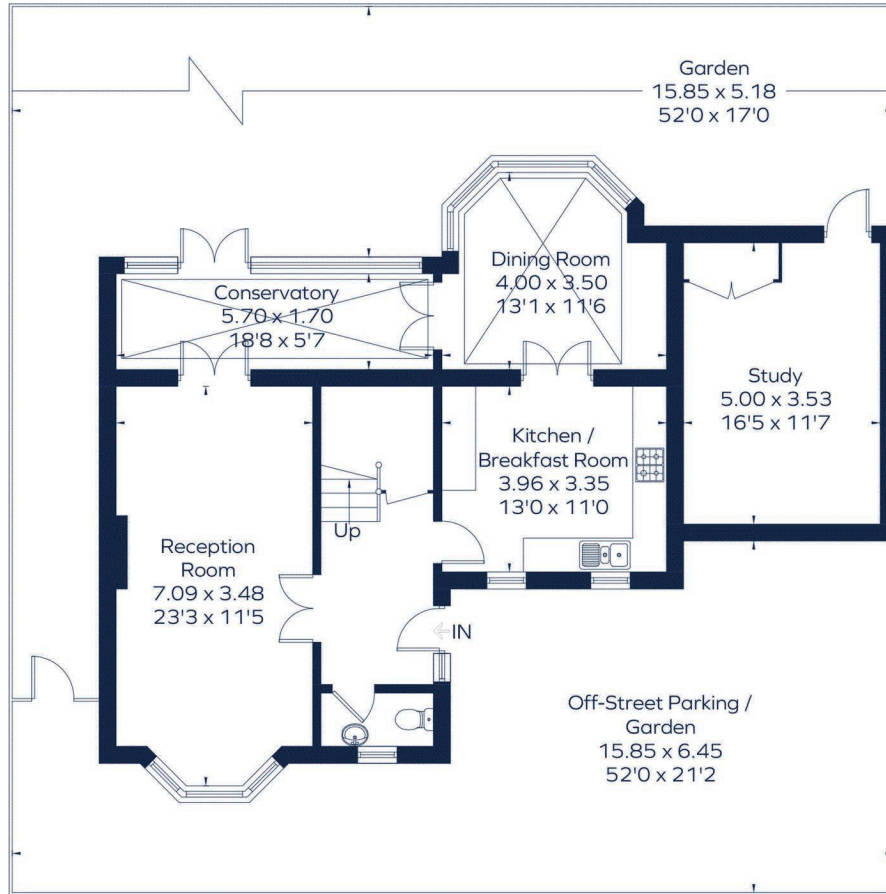
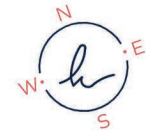
Barnes is one of London's true villages, bordered on three sides by the River, the High Street provides excellent foodie shops including a butcher, a fish monger, a cheese shop, an independent wine merchant and an M & S Food Hall. There is a choice of pubs and coffee shops and artisan bakers such as Gail's. The duck pond is a focus for the Common and there is a weekly Farmer's Market on Saturdays. Some excellent schools are close by both independent and state, such as St Pauls, the Harroddian, Ibstock Place and the Swedish school. The Wetlands provides a variety of attractions for adults and children alike and the tow path gives space to walk, run and cycle as does Barnes Common. Frequent transport links to the City exist from the

railway stations at Barnes Bridge and Barnes and there are a variety of bus routes to either Putney Bridge Underground Station or to Hammersmith Bridge where there is pedestrian access to the Piccadilly, District, Hammersmith and City/Circle Underground lines.



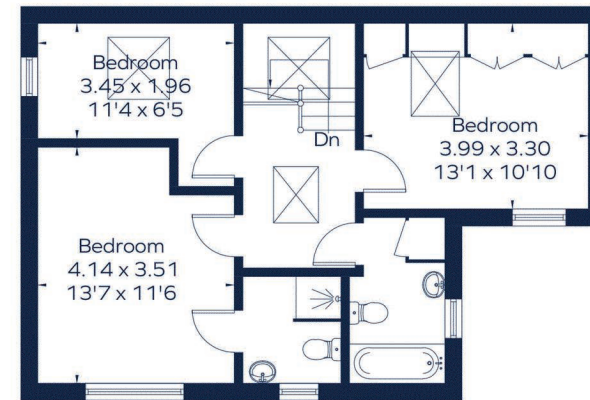
NEWPORT ROAD

Approximate Gross Internal Area
 Ground floor = 820 sq. ft. (76.2 sq. m.)
 First floor = 590 sq. ft. (54.8 sq. m.)
 Study = 189 sq. ft. (17.6 sq. m.)
 Total = 1599 sq. ft. (148.6 sq. m.)



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. ID 975426



First Floor

For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D	62	70
49-54	E		
45-48	F		
1-44	G		

Not energy efficient - higher rating costs
 England & Wales EU Directive 2002/91/EC

