



1A BERKELEY ROAD
SW13 9NY

£4,500 PCM

A contemporary three-bedroom detached house on a quiet road in Barnes with wonderful light and generous proportions. The ground floor offers an open-plan living area with kitchen, dining, and reception interconnecting with the reception and dining areas with wood flooring and overlooking front and rear courtyards, guest WC and utility room are also on the ground floor.

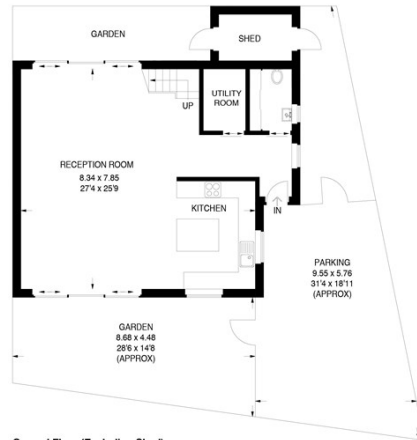
On the first floor, there are three double bedrooms, including a principal bedroom with en-suite, together with a family bathroom. Further features include underfloor heating, neutral décor, off-street parking, and alarm. Neutral decor throughout.

Berkeley Road, London, SW13

Approximate Gross Internal Area
 133 sq m / 1432 sq ft
 Store = 5 sq m / 54 sq ft
 Total = 138 sq m / 1486 sq ft



First Floor = 60 sq m / 646 sq ft



Ground Floor (Excluding Shed)
 73 sq m / 786 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	85
(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	

LAURENT

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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