



GROVE ROAD, LONDON, SW13
£4,500 per month*

Carter Jonas

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Superb family house in the heart of Barnes providing a wonderful family and entertaining space with pretty rear garden.

Entrance hallway leading to WC, generous bay fronted double reception room, fitted kitchen/dining/family room with double doors opening out to the garden. On the first floor are three double bedrooms and a bathroom with shower over bath.

The top floor has a double bedroom with eaves storage and bathroom. Pretty rear garden with patio, lawn and shrub borders.

Available mid-September.

Council Tax - Band F

Deposit required - £1038.46

Security Deposit - £5192.30

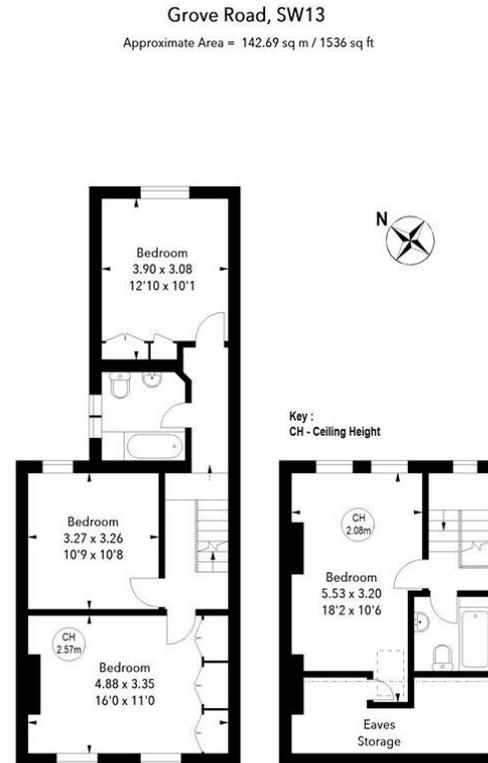
Minimum Term 12 months

- Council Tax Band = F
- Deposit Required = £0.00
- 4 Bedrooms
- 2 Bathrooms
- Large Garden
- Available Mid-September
- Unfurnished
- EPC = D

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | 83 |
| (69-80) | C | | |
| (55-68) | D | 59 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



Ground Floor
Approx. 55.37 sq m / 596 sq ft



First Floor
Approx. 53.97 sq m / 581 sq ft

Second Floor
Approx. 33.35 sq m / 359 sq ft

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.



IMPORTANT INFORMATION

These particulars are for general information purposes only. Carter Jonas has made every attempt to ensure that the information provided is accurate and complete. However, the information is intended to amount to advice on which you should rely. You should not rely on the information provided in this advertisement as it may not be up to date. The information can be found on the property listing on our website. You should contact your local branch to confirm the details of any material information prior to making an offer. Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the property as it may be. The information provided is for general information purposes only. If you require further information, please contact us. *Administration fees may apply depending on tenancy type. Please contact your local branch for this information.

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