






ELM GROVE ROAD LONDON SW13
£3,100 PER MONTH AVAILABLE NOW

Hamptons
THE HOME EXPERTS

{ THE PARTICULARS

Elm Grove Road London SW13

£3,100 Per Month
Unfurnished

 2 Bedrooms
 2 Bathrooms
 1 Reception

Features

- Double bedroom with shower room en suite, - Further double bedroom, - Bathroom, - Reception room open plan to the kitchen, - High specification, - Solar panels, - Air source heat pump heating, - Hamptons act as a sub agent for this property, - Council Tax Band TBC, - Permitted development therefore no resident's parking permit

Council Tax

Council tax band not specified

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{ BRAND NEWLY REFURBISHED SECOND FLOOR FLAT IN THE HEART OF BARNES.

The Property

A brand newly refurbished second floor flat in this period building in the heart of Barnes Village. The flat is presented to a high specification with solar panels and air source heat pump to enhance it's green credentials. There is a principal bedroom with fitted wardrobes and shower room en suite, another double bedroom with fitted wardrobes and a bathroom with shower over the bath. There is a sitting room with hard wooden flooring and open plan kitchen. The flat has wonderful views up Castelnau and over Barn Elms playing fields.

Location

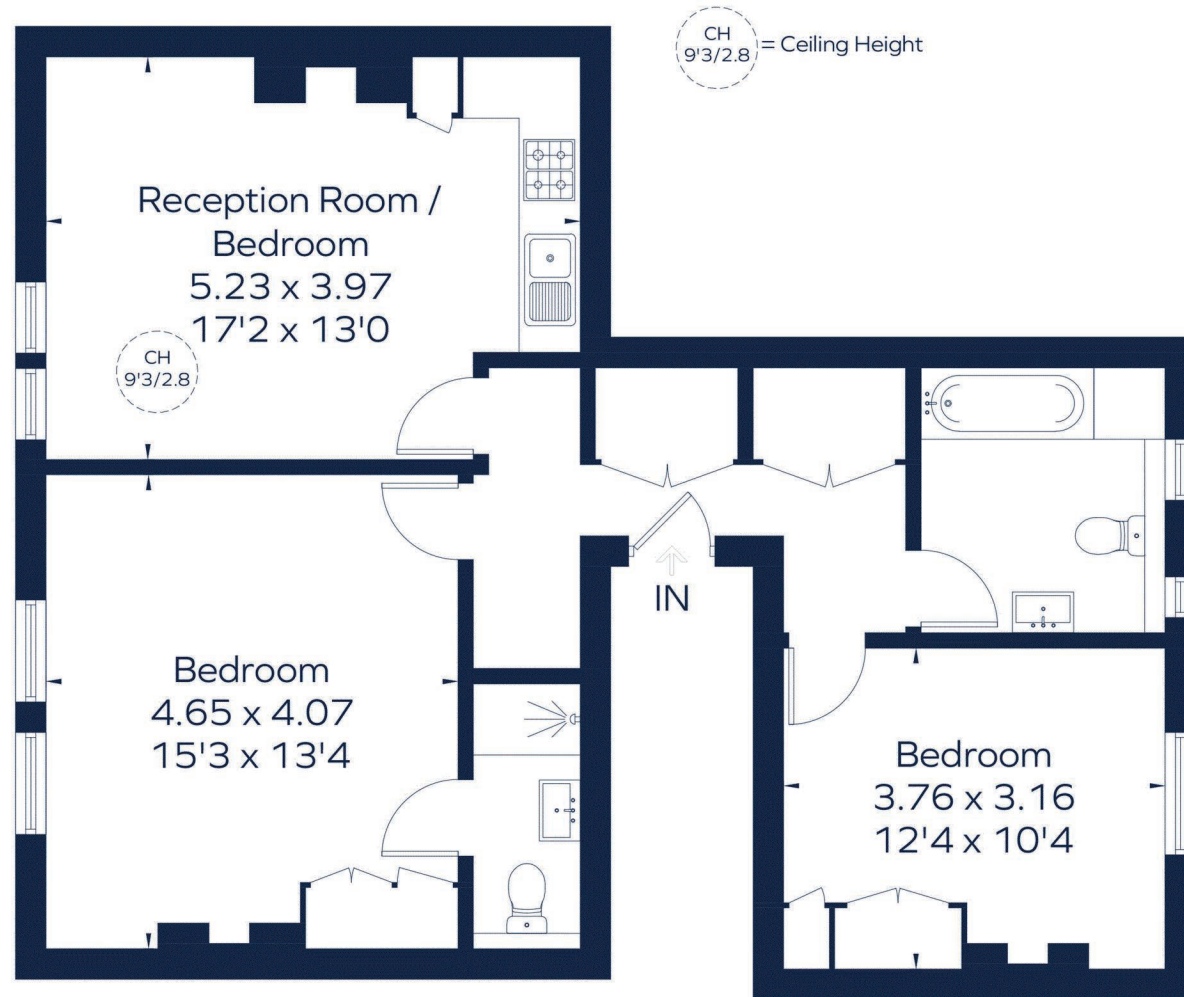
Barnes is one of London's true villages, bordered on three sides by the River, the High Street provides excellent foodie shops including a butcher, a fish monger, a cheese shop, an independent wine merchant and an M & S Food Hall. There is a choice of pubs and coffee shops and artisan bakers such as 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 Harrodian, 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.



ROCKS LANE

Approximate Gross Internal Area

768 sq. ft. (71.4 sq. m.)



Second 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 1310243

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.

