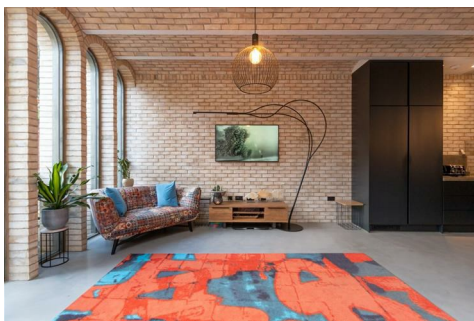




CLEMENTS HABBA



Elm Grove Road, Barnes, London

A beautifully finished and brand newly renovated 5 bedroom, 3 bathroom Period house located on the highly desirable Elm Grove Road, a quiet residential road in leafy Barnes. The house undertook a meticulous schedule of renovation and has been extended and finished to the highest standard throughout, resulting in a stunning family home. Unfurnished. Available early July.

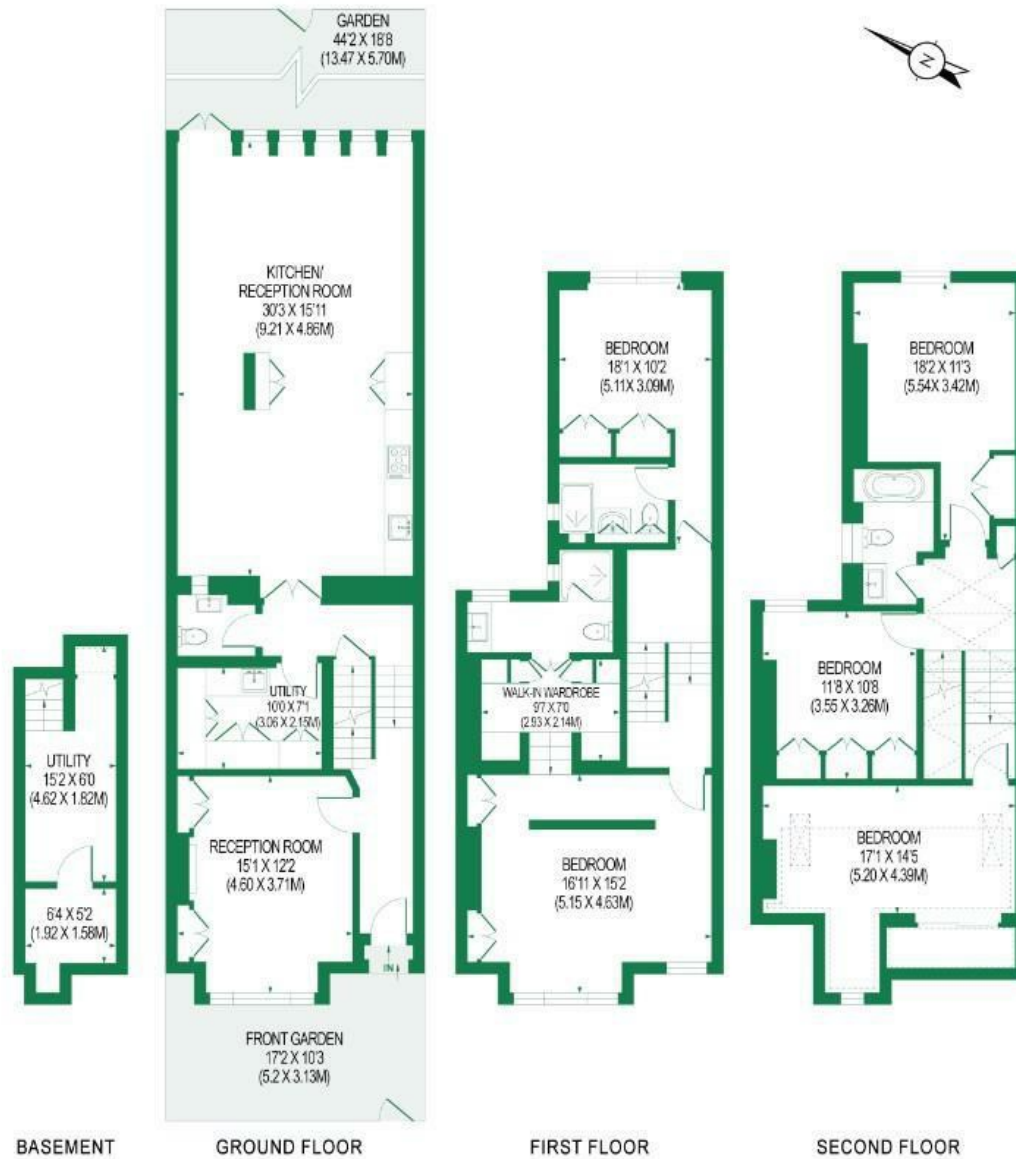
- Stunning Period Family Home
- Brand Newly Renovated
- 5 Bedroom, 3 Bathroom
- 2426 Sq ft
- Underfloor Heating Throughout
- Incredible Kitchen and Living Area
- Large Landscaped Garden
- Available July. Unfurnished
- Council Tax Band G - Richmond Upon Thames
- EPC-C

£7,350 Per month

ELM GROVE ROAD

APPROX. GIA (INCL. REDUCED HEIGHT AREA): 2426 SQ. FT/225.41 SQ.M

APPROX. GIA (EXCL. REDUCED HEIGHT AREA): 2263 SQ. FT/210.21 SQ.M



FOR ILLUSTRATION PURPOSES ONLY
 THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



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		75	81
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			