



A large detached family home located in the Barnes Waterside development

**Burges Grove, Barnes, London, SW13**

£6,250 pcm plus fees apply, Unfurnished  
Available from 29.07.2021





- Detached House
- Four bedrooms
- Three reception rooms
- Three bathrooms
- Conservatory
- Off street parking

#### About this property

This 4 bedroom detached house is arranged over 2 floors. Offering versatile accommodation throughout, there is a receiving hallway with 2 reception rooms, a separate utility room and a cloakroom to the front of the house. To the rear of the property there is a bright kitchen, leading to a conservatory through family/breakfast room and in addition there is a 3rd good size reception room. The ground floor benefits from solid wood flooring throughout.

The first floor hosts 4 bedrooms, 2 with en suite bathrooms, a further family bathroom and a dressing room in the principle bedroom.

The property has off-street parking, a garage and a delightful south facing garden.

#### Local Information

Barnes Village is 1 mile away with its shops, bars and restaurants. There are also plenty of green spaces to enjoy in the area with Barnes Green, pond, common and Riverside walks.

Barnes also benefits from some nearby outstanding schools, including St Pauls, Harrodian and the Swedish School.

#### Applicant note

The photos provided are over 6 months old.

#### Furnishing

Unfurnished

#### Local Authority

London Borough of Richmond upon Thames  
Council Tax Band = H

#### Energy Performance

EPC Rating = C

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Barnes Lettings Office.  
Telephone: +44 (0) 20 8939 6914.







Burges Grove, Barnes, London, SW13  
Gross Internal Area 2240 sq ft, 208.1 m<sup>2</sup>

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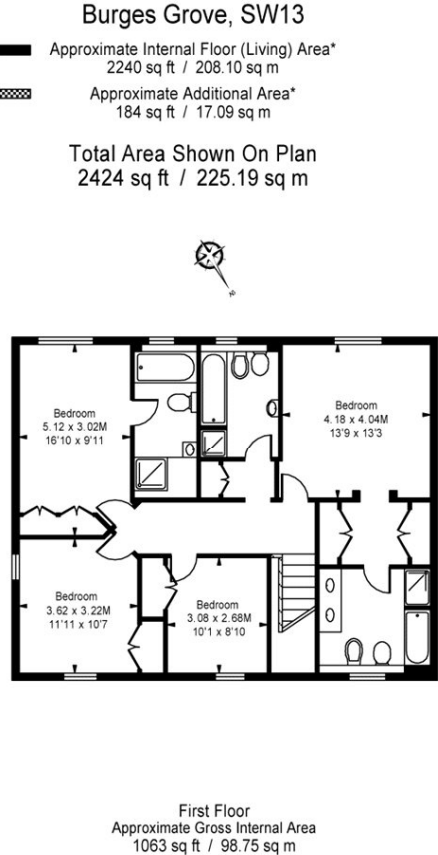
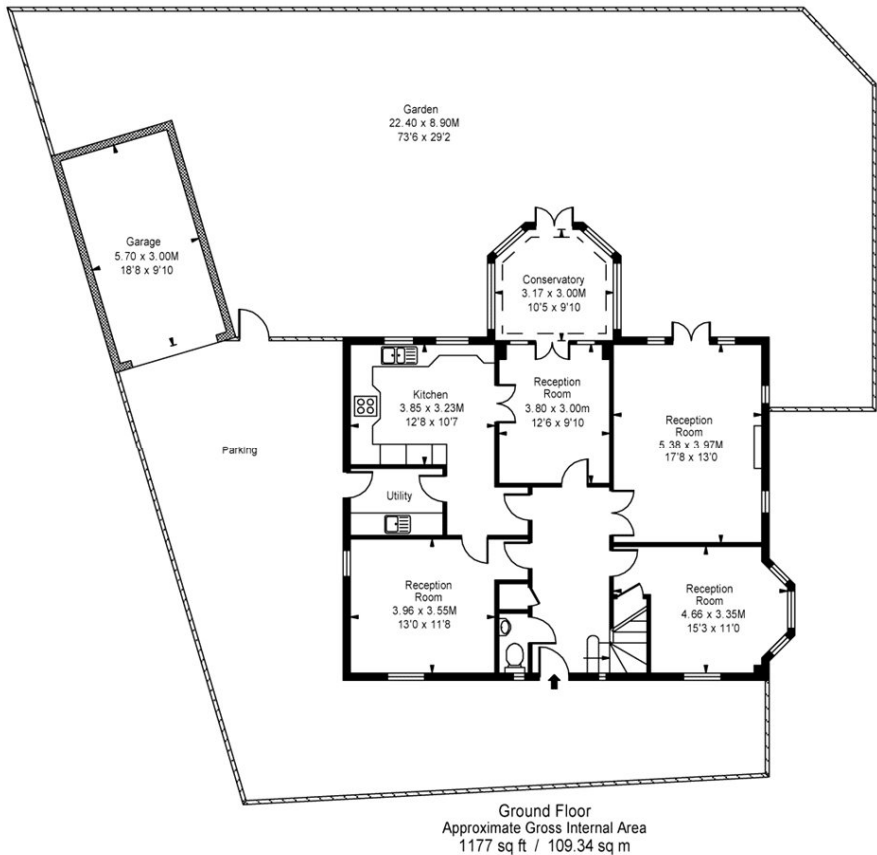




ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY  
ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
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, Scotland & Wales		
EU Directive 2002/91/EC		

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\*There are different rules and fees for different tenancy types. For details of our fees and charges please go to Savills.co.uk/tenant-fees. For more detailed information read our applicant guide at savills.co.uk/applicant-guide. Hard copy available on request. . 20210527KOCA

