



34 GERARD ROAD SW13 9RG

£5,000 PCM

A charming and well presented four bedroom semi-detached Edwardian house in this central Village location with a large south west facing garden and close to the River. The accommodation is arranged over two floors with a generous entry hall, large front reception room with an open fire and a wide bay window overlooking the front garden. The fitted kitchen to the rear adjoins the family room/dining area and leads to the 80ft southwest facing garden. Also on the ground floor is a guest cloak/shower room and a utility room. On the first floor, there are 4 double bedrooms and a family bathroom. Stairs from the first floor lead to an extremely generous loft/storage. A super house on this quiet central Village Road.

Check your broadband and mobile coverage here <https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

Gerard Road, London, SW13

Approximate Gross Internal Area = 146.2 sq m / 1573 sq ft
Attic = 66.2 sq m / 712 sq ft
Total = 212.4 sq m / 2285 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		78
(69-80) C		
(55-68) D	51	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

LAURENT
RESIDENTIAL

Barnes Lettings
Essex Lodge
1A Barnes High Street
Barnes
London
SW13 9LB

0208 876 4466
property@laurentresidential.co.uk
www.laurentresidential.co.uk

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