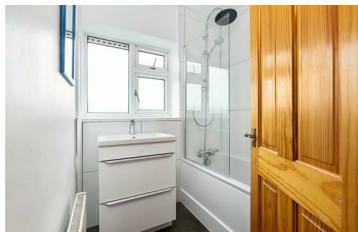




JAMES  
ANDERSON



## TO LET

Lonsdale Road, Barnes, SW13

**£2,200 Per Month**

Per Month

A wonderfully light and exceptionally spacious home. This split level maisonette is located in a popular development that benefits from well maintained communal gardens and residents parking. The accommodation is arranged over first and second floors to provide three bedrooms, a family bathroom with separate WC, an eat-in kitchen/breakfast room and a separate reception/dining room. The property benefits from ample storage throughout. Windermere Court is conveniently placed for local amenities and also Lowther Primary School.



Three Double Bedrooms



Modern Bathroom



Bright Reception Room



Eat in Kitchen



EPC Rating D



Hammersmith Tube



Outstanding Local Schools



Barnes Village



Communal Garden

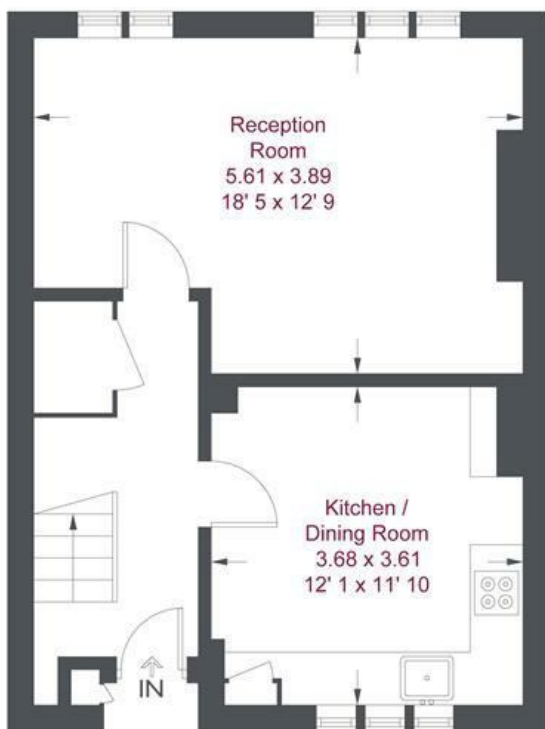


Part Furnished



OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 878 8688



Second Floor  
460 sq ft / 42.7 sq m



Third Floor  
471 sq ft / 43.8 sq m

## Windermere Court

Approximate Gross Internal Area = 931 sq ft / 86.5 sq m

Store = 1 sq ft / 0.1 sq m

Total = 932 sq ft / 86.6 sq m

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility for loss whatsoever arising from or in connection with any use of the information within it.

### Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | 67                         | 71        |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

