



**JAMES  
ANDERSON**



## TO LET

Lonsdale Road, SW13

## £2,200 PCM

PCM

This beautifully presented two bedroom apartment is situated on the first floor of a charming converted Victorian house on Lonsdale Road. Recently recarpeted and repainted throughout to a high standard, the property offers a fresh and modern feel while retaining its classic character. The apartment features two spacious double bedrooms, a bright and airy south facing living room, and a fully fitted kitchen and bathroom. Residents also benefit from access to a well maintained communal lawned garden, providing a peaceful outdoor space. Ideally located, Lonsdale Road offers easy access to local amenities, excellent schools, and the scenic Hammersmith Bridge. Hammersmith Tube Station is just a short walk away, ensuring convenient transport links.



Two Double Bedrooms



Fitted Bathroom



Bright Reception Room



Galley Kitchen



EPC D / Council Tax D / Deposit £2,538.46



Barnes Bridge Station



St Pauls School



Great Transport Links



Communal Garden



12 Month Minimum Term / Holding Deposit £507.69

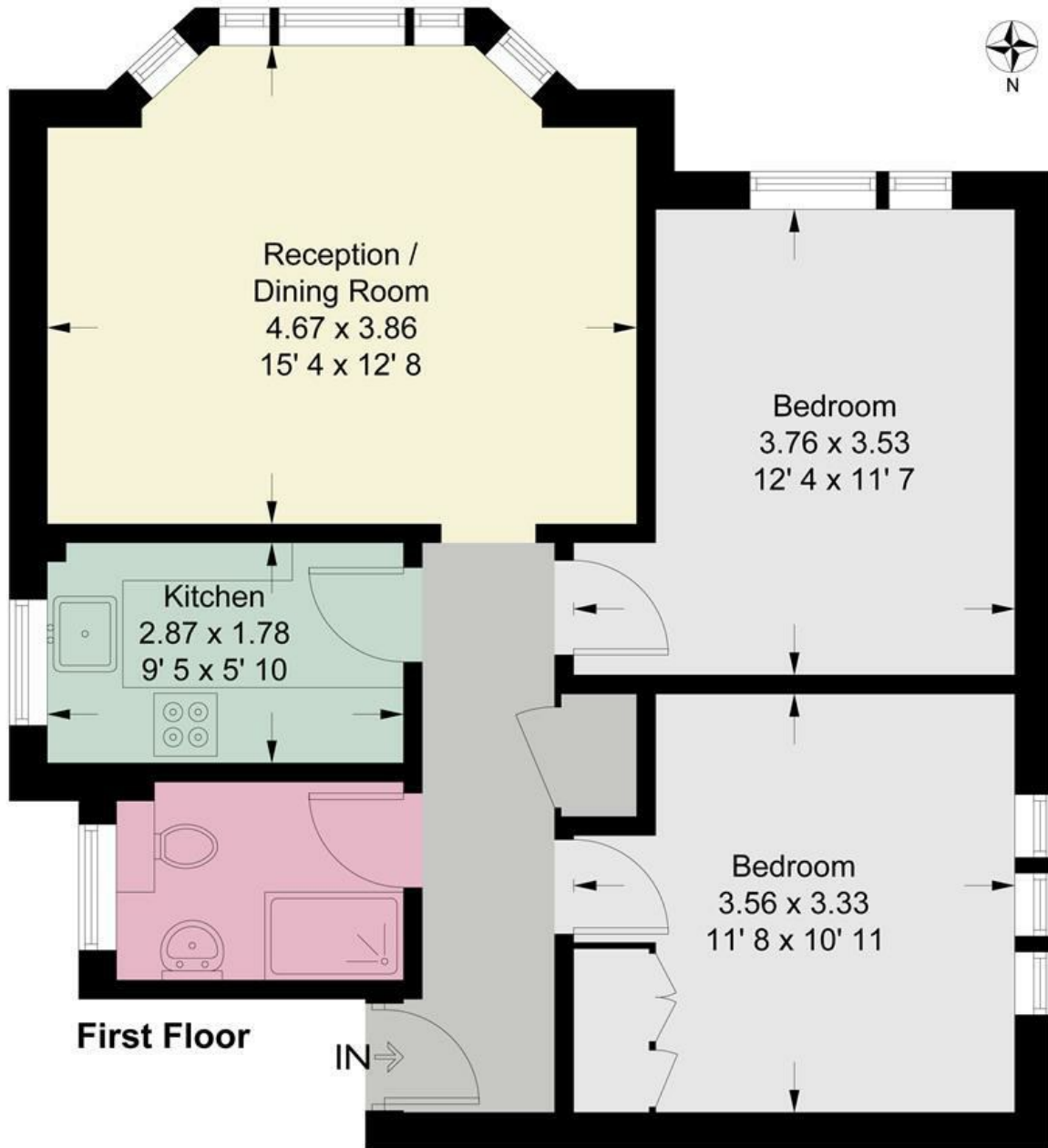


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 878 8688

# Brook House

Approximate Gross Internal Area = 623 sq ft / 57.9 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 or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>61</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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