



**JAMES  
ANDERSON**



## TO LET

Nowell Road, Barnes, SW13

## £2,750 Per Month






Per Month

This charming and spacious semi-detached house is ideally located in the sought-after area of North Barnes. The property features a generously sized reception room, a contemporary kitchen with an open-plan dining area, three well-proportioned bedrooms, and a family bathroom.

Additional highlights include a well maintained private rear garden with a lush lawn and a stylish decking area, perfect for outdoor entertaining or relaxation.

The home is conveniently situated within easy reach of Hammersmith Bridge, providing excellent transport links, and is also within close proximity to the highly regarded Lowther Primary School, making it an ideal choice for families.

-  Three Bedroom House
-  Family Bathroom
-  Two Reception Rooms
-  Modern Kitchen
-  EPC Rating E

-  Hammersmith Station
-  Lowther Primary School
-  Close to Barnes Village
-  Private Garden
-  Permit Parking

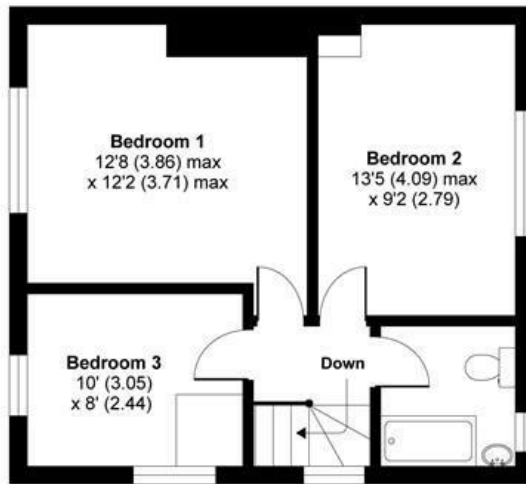


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

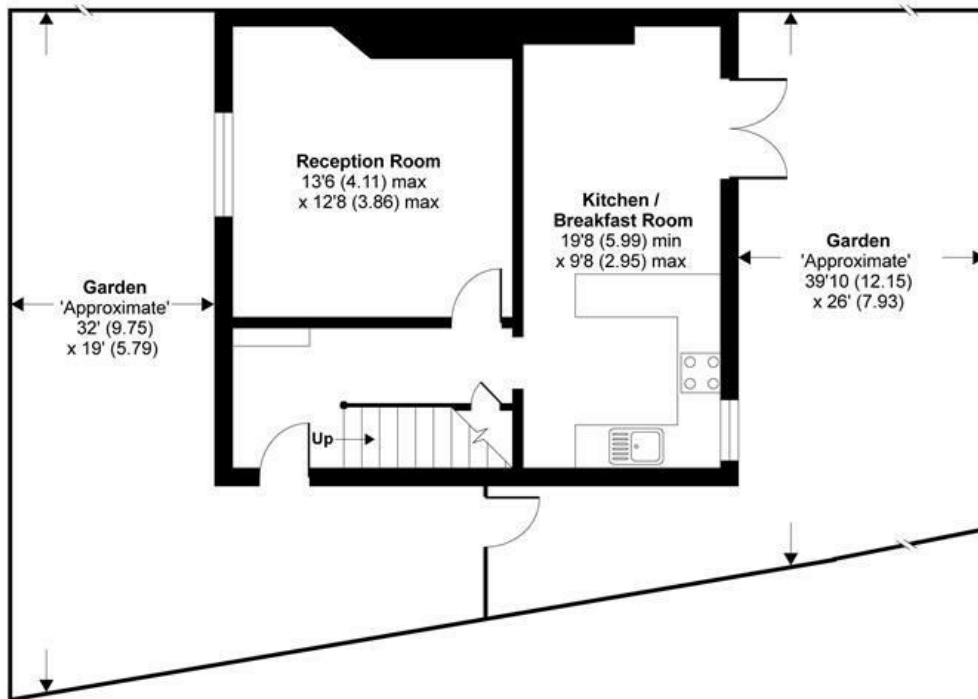
0208 878 8688

# Nowell Road, London, SW13

APPROX. GROSS INTERNAL FLOOR AREA 915 SQ FT 85 SQ METRES



FIRST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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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>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		49	69
<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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

