



**JAMES  
ANDERSON**



## TO LET

Everdon Road, Barnes, SW13

## £3,000 Per Month

Per Month

An exceptional family house located moments from Hammersmith Bridge. This stunning home has been recently refurbished to provide stylish living for the growing family. The property is arranged over three floors to provide three bedrooms, a family bathroom, a spacious living room, guest cloakroom/wc and an open plan kitchen/family room that opens onto the landscaped garden. Everdon Road is a popular location that is conveniently placed for the amenities of Barnes Village and Castelnau. For the commuter Hammersmith with its underground network is only a short walk away.



Three Double Bedrooms



Modern Family Bathroom



Spacious Reception



Large Open Plan Kitchen



EPC Rating C



Hammersmith Tube



Outstanding Local Schools



Castelnau Recreation Ground



Private Garden

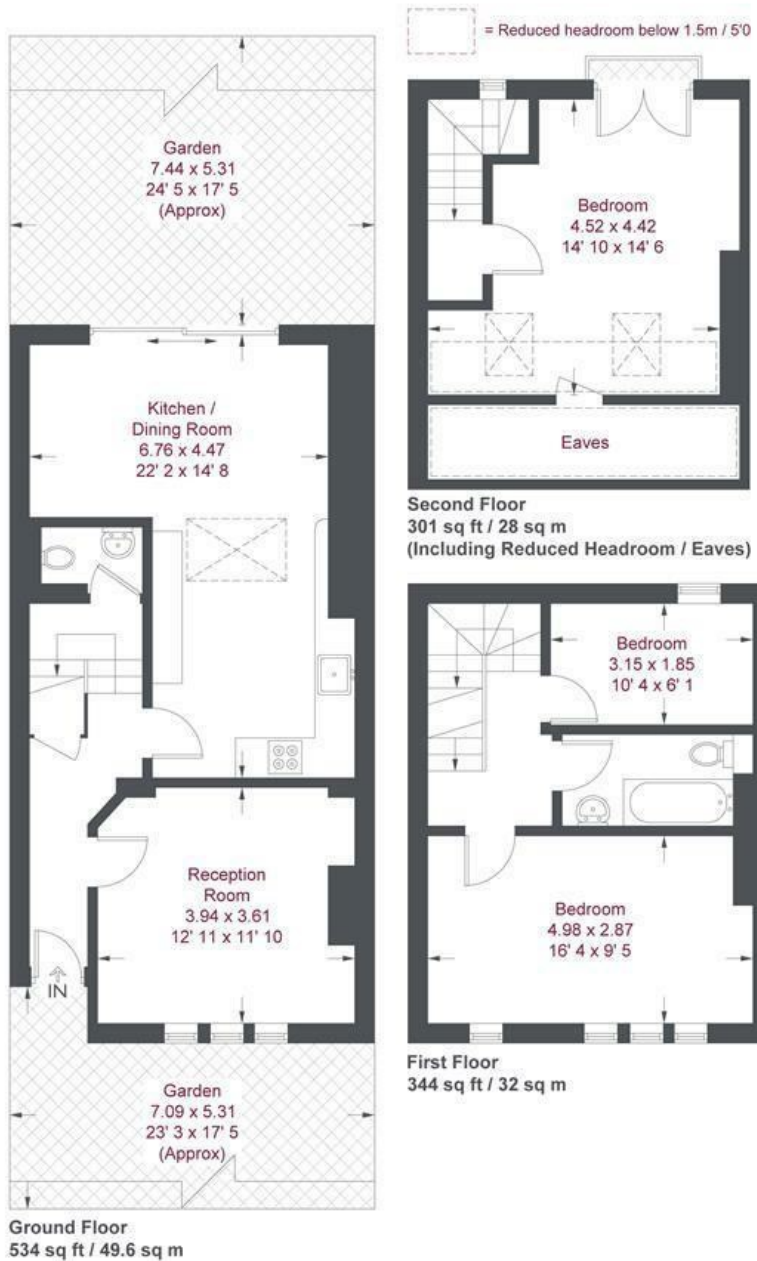


Council Tax Band D (£2022)



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

0208 878 8688



### Everdon Road

Approximate Gross Internal Area = 1091 sq ft / 101.4 sq m

(Excluding Reduced Headroom / Eaves)

Reduced Headroom / Eaves = 88 sq ft / 8.2 sq m

Total = 1179 sq ft / 109.6 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 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>		
(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		
<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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

