



**JAMES  
ANDERSON**



## TO LET

Boileau Road, Barnes, SW13

## £2,750 Per Month

Per Month

A delightful three bedroom semi-detached house located in Barnes. In excellent condition throughout the ground floor of the property offers a bright and spacious reception room, guest shower room and fitted kitchen which leads out on to a large and well maintained private garden. On the first floor there are two double bedrooms both with built in storage, one single bedroom and bathroom with walk in shower. Boileau Road is situated within a short walk of Hammersmith Bridge and a frequent bus service providing easy access to Putney, Richmond and Barnes Village.



Three Bedrooms



Two Bathrooms



Bright Reception Room



Fitted Kitchen



EPC D / Council Tax D / £3,73.07 Deposit



Hammersmith Tube



Lowther Primary School



Barnes



Private Garden



12 Month Minimum Term / Holding Deposit £576.92



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

0208 878 8688



## Boileau Road

Approximate Gross Internal Area = 743 sq ft / 69 sq m  
(Excluding Shed)

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>		
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