



**JAMES
ANDERSON**



FOR SALE

Lyric Road, Barnes, SW13

£2,500 Per Month

Per Month

A beautifully presented lower maisonette set within a period property. This wonderfully light home benefits from an abundance of charm and character. The property provides a reception room with feature fireplace and bay window, master bedroom with fitted wardrobes, second bedroom, modern fitted kitchen/diner, utility area and brand new bathroom. The property is enhanced by a private rear garden. Lyric Road is a popular road located in the heart of Barnes village just off Lonsdale road and the Thames towpath. Local amenities are available on the High street with Barnes bridge station just a short walk away.



Two Bedrooms



Stunning Bathroom



Spacious Reception



Modern Kitchen



EPC Rating D/ Council Tax D/ Deposit £2,884.61



Barnes Bridge Station



St Osmunds School



Barnes Village Location



Garden



12 Month Minimum Term / Holding Deposit £576.92



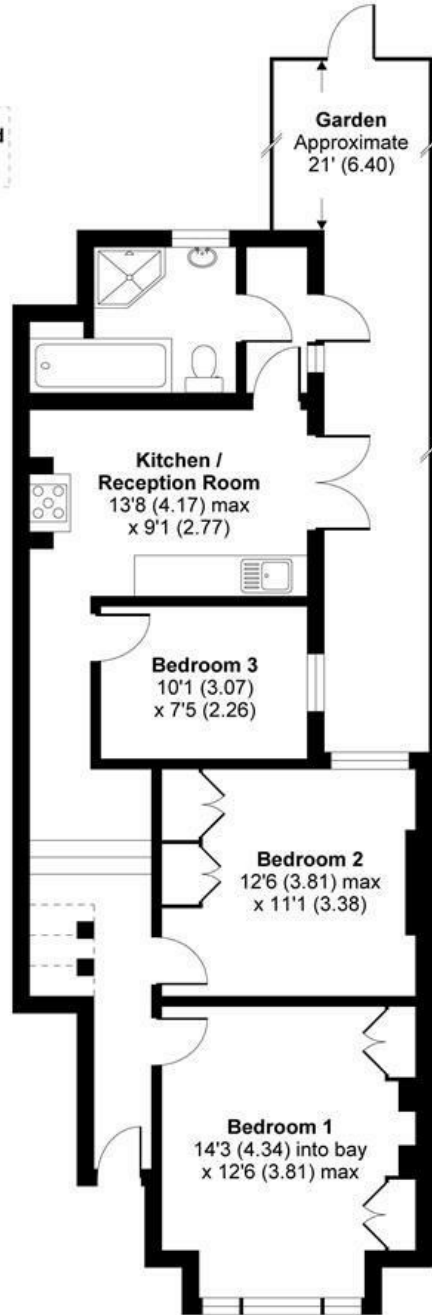
OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 878 8688

Lyric Road, London, SW13

APPROX. GROSS INTERNAL FLOOR AREA 734 SQ FT 68.1 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)

Denotes restricted head height



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) A			
(81-91) B			
(69-80) C			
(55-68) D		67	69
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	63
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

