



**JAMES  
ANDERSON**













## FOR SALE

**£735,000**

Lyric Road, Barnes, SW13

Guide Price

A beautifully presented, period, ground floor maisonette, which has a share of the freehold and is located in a highly desirable road, close to Barnes High Street. This charming property is arranged to provide two bedrooms, one with fitted wardrobes, modern bathroom with separate shower, a large sitting room with attractive fireplace, fitted furniture and wooden flooring which leads through double doors to a modern kitchen/dining room, that has access out to the garden. The rear garden is a good size, private and enclosed with rear pedestrian access. The property is close to the high street where you will find a variety of shops, cafes, pubs and restaurants. There is also the duck pond, and the River Thames is at the end of the road. Barnes Bridge station provides a service into Waterloo, whilst there are good bus services to Richmond and Putney. Hammersmith Underground is also within easy access. The schools in the area include St Paul's School, The Harrodian, The Swedish School, Ibstock Place School, St Osmonds' (RC) and Barnes Primary School.

-  Two Bedrooms
-  Modern Bathroom With Separate Shower
-  Light Sitting Room With Attractive Fireplace
-  Kitchen/Dining Room
-  EPC Rating D / Council Tax D / Share Of Freehold
-  Barnes Bridge Station
-  Excellent Local Schools
-  Private Rear Garden
-  Nicely Presented Property
-  Ground Floor Maisonette



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

020 8876 0100

# Lyric Road

Approximate Gross Internal Area = 748 sq ft / 69.5 sq m  
 (Excluding Reduced Headroom)  
 Reduced Headroom = 4 sq ft / 0.4 sq m  
 Total = 752 sq ft / 69.9 sq m



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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
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

