



**JAMES  
ANDERSON**













# TO LET

**£2,300 Per Month**

42 Lonsdale Road, Barnes, SW13

Per Month

A stunning, contemporary apartment located in a prominent building on the highly sought-after Lonsdale Road in Barnes. Immaculately presented throughout, this spacious property features two generously sized double bedrooms, two stylish modern bathrooms, and a bright, open-plan kitchen and living area, perfect for entertaining. Additional benefits include a private off-street parking space, a rare and valuable feature in this area. Ideally positioned within walking distance of excellent local schools, a range of shops, and essential amenities, this apartment offers both luxury and convenience for modern living.

-  Two Double Bedrooms
-  Two Bathrooms
-  Open Plan Kitchen
-  Bright Reception Room
-  EPC Rating C/ Council Band Tax E/ Deposit £2,653.84
-  Barnes Station
-  St Pauls School
-  River Thames
-  Off-Street Parking
-  Holding Deposit £530.76/ Minimum Term 12 Months



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

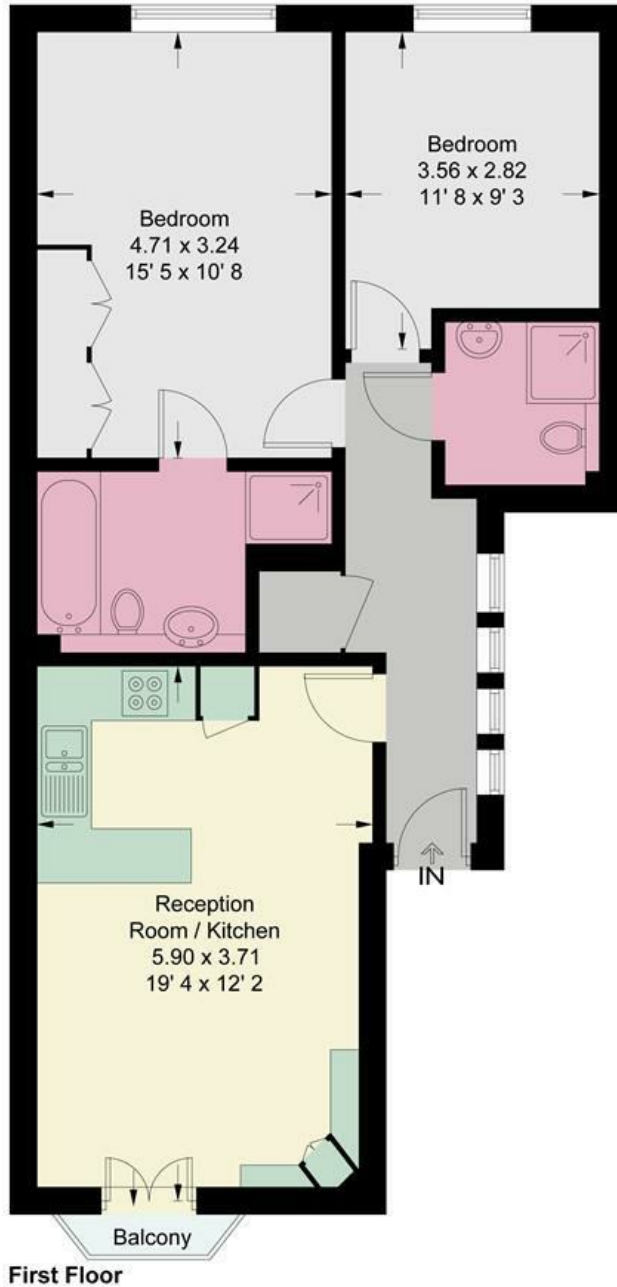
**0208 878 8688**

# Lonsdale Road

Approximate Gross Internal Area = 688 sq ft / 63.9 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
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>			
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(21-38) <b>F</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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