



**JAMES
ANDERSON**



TO LET

Boileau Road, Barnes, SW13

£3,800 Per Month

Per Month

Very spacious family home situated on a quiet tree lined road in North Barnes. The accommodation has a spacious hallway with downstairs W/C, leading through to a large and bright double reception with wooden floors. The fully fitted eat-in kitchen has a separate utility room and double doors leading out to a private garden with storage shed and side access. Upstairs, you will find three good sized bedrooms, all of which have ample built-in storage/wardrobes and a modern family bathroom with his and hers sinks and shower over bath. This property is flooded with natural light throughout and is conveniently located for easy access into both Hammersmith and Barnes Village.



Three Bedrooms



Modern Bathroom



Eat In Kitchen



Open Plan Reception



EPC C / Council Tax E / Deposit £4,384.61



Hammersmith Station



Excellent Local Schools



Barnes Village Nearby



Private Garden




Holding Deposit: £876.92 / 12 Month Minimum Term



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

0208 878 8688

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	