



**JAMES
ANDERSON**













TO LET

Lyric Road, Barnes, SW13

£1,500 Per Month

Per Month

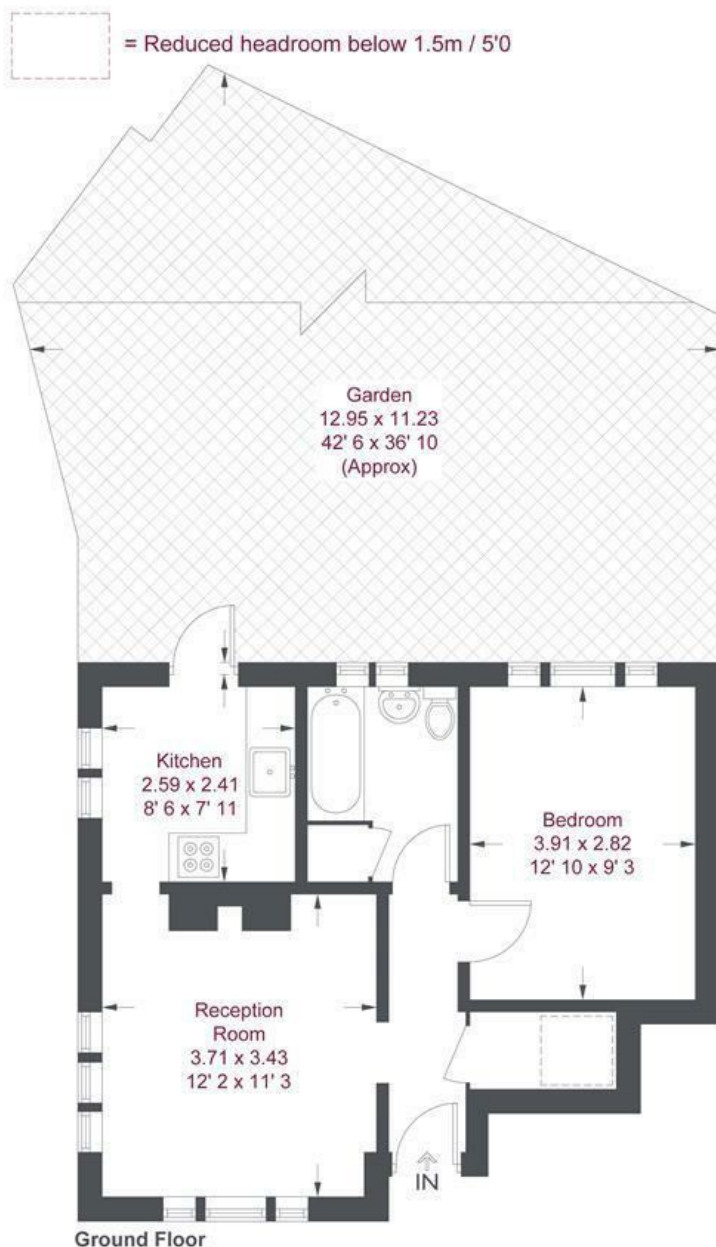
Located on Lyric Road this apartment is a short walk from Barnes High Street, the River Thames and Barnes Bridge Station. The property has been freshly painted throughout and benefits from brand new carpets in the double bedroom. The kitchen leads has a brand new fridge freezer and oven and leads out on to an extremely generous private garden.

-  One Bedroom Apartment
-  Fitted Bathroom
-  Bright Reception
-  Kitchen
-  EPC Rating D / Council Tax C / Deposit £1,730.76
-  Barnes Bridge Station
-  Outstanding Local Schools
-  Barnes High Street
-  Large Private Garden
-  12 Month Minimum Term / Holding Deposit £346.15



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

0208 878 8688



Ground Floor

Lyric Road

Approximate Gross Internal Area = 442 sq ft / 41 sq m

(Excluding Reduced Headroom)

Reduced Headroom = 8 sq ft / 0.8 sq m

Total = 450 sq ft / 41.8 sq m

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

