



**JAMES  
ANDERSON**








## TO LET






Lonsdale Road, Barnes, SW13

## £2,650 Per Month

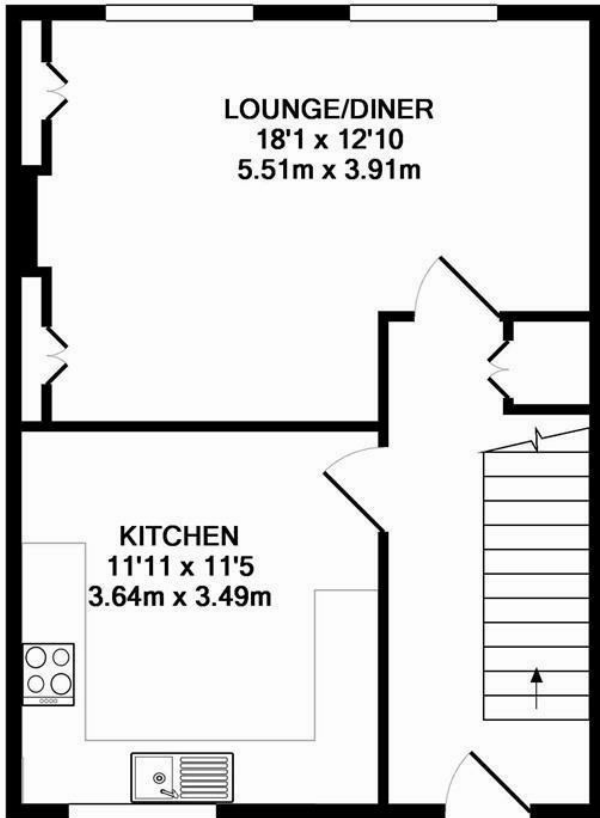
Per Month

A wonderfully light and exceptionally spacious home. This split level maisonette is located in a popular development that benefits from well maintained communal gardens and residents parking. The accommodation is arranged over ground and first floors to provide three bedrooms, a family bathroom, an eat-in kitchen/breakfast room and a separate reception/dining room. The property benefits from ample storage throughout. Windermere Court is conveniently placed for local amenities and also Lowther Primary School. The River Thames and Leg O' Mutton nature reserve is located opposite the development. Local bus services are readily available and provide access into Hammersmith with its comprehensive underground network.

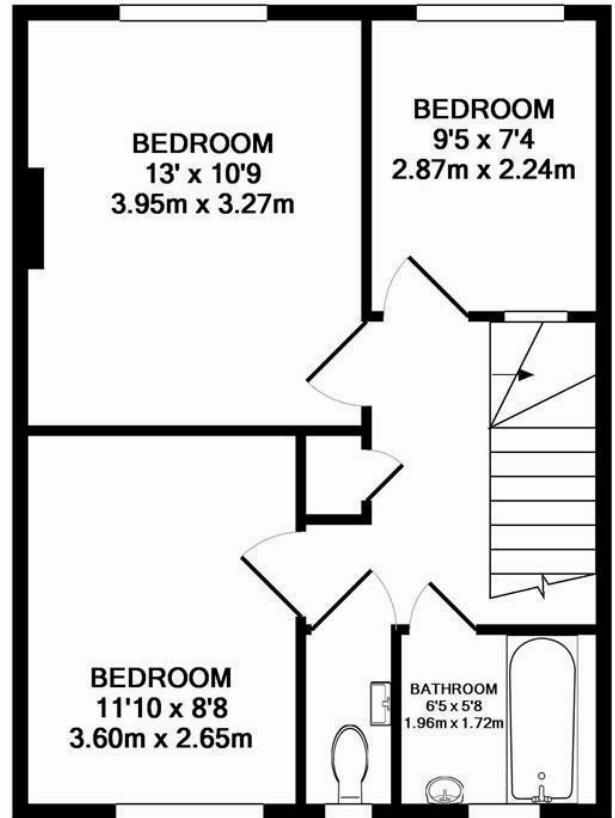
-  Three Double Bedrooms
-  Modern Bathroom
-  Spacious Reception
-  Modern Kitchen
-  EPC D / Council Tax D

-  Close to Hammersmith Station
-  Lowther School
-  River Thames
-  Furnished/Unfurnished
-  Deposit £3,057.69 / Holding Deposit £611.53





GROUND FLOOR  
APPROX. FLOOR  
AREA 445 SQ.FT.  
(41.4 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR  
AREA 445 SQ.FT.  
(41.4 SQ.M.)

**WINDEMERE COURT**  
TOTAL APPROX. FLOOR AREA 891 SQ.FT. (82.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are maximum measurements and are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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 CO2 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 CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

