



**JAMES  
ANDERSON**










## TO LET

Lyric Road, London, SW13

## £2,500 Per Month

Per Month


A beautifully presented, garden maisonette that is located moments from the heart of Barnes Village. This lovely home offers accommodation that is arranged to provide two bedrooms, a lovely reception room with feature fireplace and bay window, a modern bathroom and a light and spacious kitchen/breakfast room that provides access to the pretty rear garden that is lawned with patio area and mature shrubs. Lyric Road is a popular, residential street that is conveniently placed for the amenities of Barnes Village and the river Thames. Barnes Bridge station is a short walk away with local bus services providing access into Hammersmith with its underground network.

-  Two Bedrooms
-  Modern Bathroom
-  Beautifully presented
-  Reception Room
-  Kitchen/ Breakfast Room
-  EPC C / Council Tax D / Deposit £2,884.62
-  Period Features
-  Barnes Village Location
-  Private Garden
-  12 Months Minimum / Holding Deposit £576.92



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) <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>		
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