



**JAMES  
ANDERSON**



## TO LET

Lyric Road, London, SW13

## £2,500 Per Calendar

Per Calendar Month

Brimming with charm, this delightful ground-floor maisonette is set on a picturesque, tree-lined road in the heart of Barnes. The property boasts a bright and generously proportioned living room, complete with a feature fireplace and stunning large sash windows that flood the space with natural light. The principal bedroom is spacious and inviting, complemented by a contemporary bathroom featuring a shower over bath.

The second bedroom is ideal for children, guests or a home office, while the large kitchen/diner offers an excellent hub for entertaining, with doors that open onto a low-maintenance private garden. Perfect for alfresco dining or quiet relaxation.

This maisonette enjoys an enviable location close to the amenities of Barnes High Street, with its array of boutique shops, cafes, and restaurants. Both Barnes Bridge Station and the scenic River Thames are just a short stroll away, making this a prime spot for convenience and lifestyle.



Two Bedrooms



Modern Bathroom



Bright Reception Room



Spacious Eat In Kitchen



EPC D/ Council Tax D/ Deposit £2,884.61



Barnes Bridge Station



Outstanding Local Schools



Barnes Village



Shared Garden



12 Month Minimum Term / £576.92 Holding Deposit



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

0208 878 8688

# Lyric Road

Approximate Gross Internal Area = 777 sq ft / 72.2 sq m  
 (Including Reduced Headroom)  
 Reduced Headroom = 18 sq ft / 1.7 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
<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>	<b>56</b>	<b>59</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 CO<sub>2</sub> 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>		
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<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
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