



JAMES
ANDERSON

Lyric Road
Barnes SW13
£1,100,000



Lyric Road Barnes SW13

A beautifully presented, period, upper maisonette, neatly situated in the highly desirable Lyric Road which is within a short walk of Barnes High Street and The River Thames. This spacious property is arranged to provide three double bedrooms, and two stylish bathrooms, one of which is en-suite to the principal bedroom on the second floor, that's also fitted with air-conditioning. A stunning feature of the property is a large 26ft open-plan sitting/dining room which includes an impressive modern kitchen, fitted with integrated appliances, attractive stone worktops with feature exposed brick walls, and a lovely vaulted ceiling. There is access down from the living area to an attractive enclosed garden that is good size, and shared with the neighbour downstairs. This property has a share of the freehold. The property is close to the high street where you will find a variety of shops, cafes, pubs and restaurants. There is also the duck pond, and the River Thames is at the end of the road. Barnes Bridge station provides a service into Waterloo, whilst there are good bus services to Richmond and Putney. Hammersmith Underground is also nearby. The schools in the area include The St Paul's School, The Harrodian, The Swedish School, Ibstock Place School, St Osmunds' (RC) and Barnes Primary School.















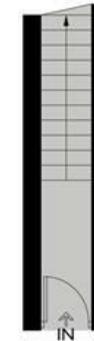


Lyric Road

Approximate Gross Internal Area = 1210 sq ft / 112.4 sq m
(Including Reduced Headroom / Eaves)
Reduced Headroom / Eaves = 62 sq ft / 5.8 sq m



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Ground Floor
49 sq ft / 4.6 sq m

= Reduced headroom below 1.5m / 5'0"



Second Floor
329 sq ft / 30.5 sq m
(Including Reduced Headroom / Eaves)



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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.





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