



**JAMES  
ANDERSON**



# TO LET

Lyric Road, Barnes, SW13

# £4,000 Per Month

Per Month

A beautifully presented, period upper maisonette, neatly situated in the highly desirable Lyric Road, just a short walk from Barnes High Street and the River Thames. This spacious property offers three double bedrooms and two stylish bathrooms, one of which is en-suite to the principal bedroom on the second floor, which is also fitted with air-conditioning. A stunning feature of the home is the large 26ft open-plan sitting/dining room, which includes an impressive modern kitchen with integrated appliances, attractive stone worktops, feature exposed brick walls, and a lovely vaulted ceiling. The living area provides access to an attractive enclosed garden, which is a good size and shared with the neighbour downstairs.

The property is close to the high street, where you will find a variety of shops, cafes, pubs, and restaurants. The River Thames is at the end of the road, and the nearby duck pond adds to the area's charm. Transport links include Barnes Bridge station with services into Waterloo, as well as good bus connections to Richmond and Putney. Hammersmith Underground is also within easy reach.

The area is well-served by excellent schools, including St Paul's School, The Harrodian, The Swedish School, Istock Place School, St Osmund's (RC), and Barnes Primary School.



Three Double Bedrooms



Two Bathrooms



Furnished



Open Plan Kitchen



EPC D | Council Tax Band E | Holding Deposit £923.07



Barnes Bridge Station



Harrodian School



Barnes Village



River Thames



Minimum Term 12 Months | Deposit £4,615.38

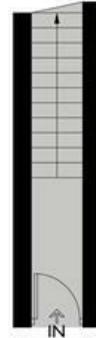
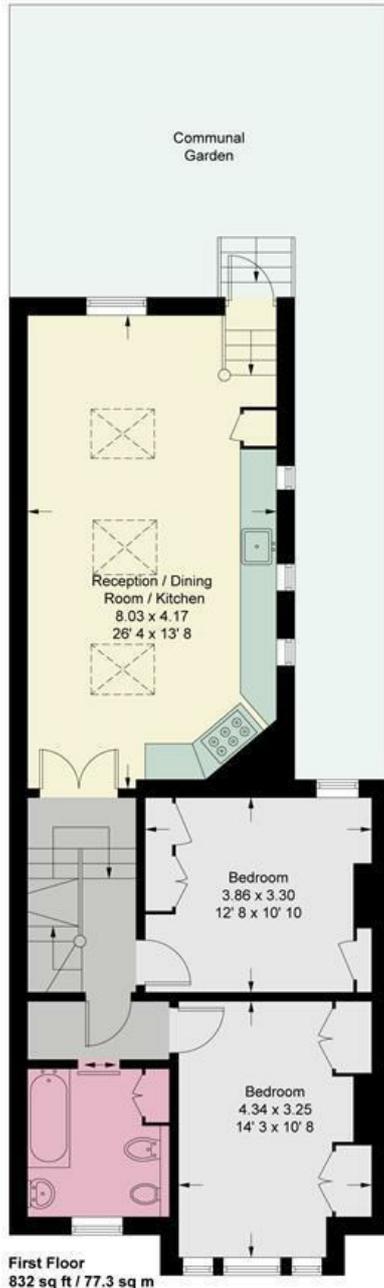
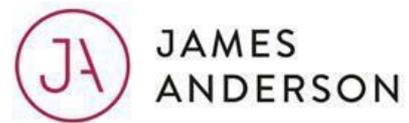


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 878 8688

# 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



**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)

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</b>	<b>71</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

