



JAMES  
ANDERSON

Lyric Road  
Barnes SW13  
£995,000





## Lyric Road Barnes SW13

A nicely presented, period, upper maisonette, neatly situated in the highly desirable Lyric Road, which is within a short walk to Barnes High Street and The River Thames. This spacious property is arranged to provide three double bedrooms, and two modern bathrooms, one of which is en-suite to the principal bedroom on the second floor that also has a Juliet balcony overlooking the rear. A lovely feature of the property is a large, bright sitting room across the front, and a modern kitchen/dining room at the rear, fitted with integrated appliances and attractive worktops. There is access down from the kitchen area to a private enclosed rear garden that is good size and has useful rear access. This maisonette also owns the freehold for the building. The property is close to the high street where you will find a variety of shops, cafes, pubs and restaurants. There is also the local 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 within easy reach. 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 = 1256 sq ft / 116.7 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.







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