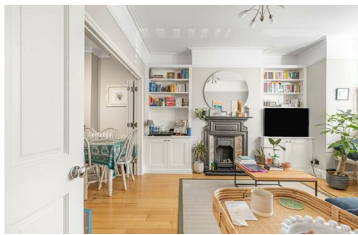




JAMES
ANDERSON



TO LET

Lyric Road, Barnes, SW13

£3,200 Per Month

Per Month

LET AGREED - A beautifully presented, period, ground floor maisonette located in a highly desirable road close to Barnes High Street. This charming property offers two bedrooms, one with fitted wardrobes, a modern bathroom with separate shower, and a large sitting room with an attractive fireplace, fitted furniture, and wooden flooring, which leads through double doors to a modern kitchen/dining room with direct access to the garden.

The rear garden is a good size, private and enclosed. The property is conveniently situated near the high street, where you will find a variety of shops, cafés, pubs, and restaurants. The duck pond is close by, and the River Thames is at the end of the road.

Transport connections include Barnes Bridge station with services into Waterloo, and good bus links to Richmond and Putney. Hammersmith Underground is also easily accessible. Local schools include St Paul's School, The Harrodian, The Swedish School, Ibstock Place School, St Osmund's (RC), and Barnes Primary School.



Two Bedrooms



Modern Bathroom With Separate Shower



Light Sitting Room With Attractive Fireplace



Kitchen/Dining Room



EPC Rating D / Council Tax D / Deposit £3,692.30



Barnes Bridge Station



Excellent Local Schools



Private Rear Garden



Nicely Presented Property



12 Month Minimum Term / £738.46 Holding Deposit



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

0208 878 8688

Lyric Road

Approximate Gross Internal Area = 748 sq ft / 69.5 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 4 sq ft / 0.4 sq m
Total = 752 sq ft / 69.9 sq m



**JAMES
ANDERSON**

 = Reduced headroom below 1.5m / 5'0"



Ground Floor

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	74
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	

