



JAMES
ANDERSON



TO LET

£2,750

Glenthams Road, Barnes, SW13

An attractive period three bedroom upper maisonette neatly situated on a quiet no through road, close to the River Thames and The Hammersmith Bridge. This spacious (approaching 1000 square feet) and well-presented end-terrace property is accessed via a private entrance, and has stairs leading up to the first floor where the accommodation is arranged to provide two bedrooms at the front of the property, a stylish modern kitchen and bathroom, with a large living/dining room that flows nicely into a garden room at the rear of the property. The primary bedroom is on the second floor and is exceptionally light and spacious with ample eaves storage and a Juliet balcony that offers some lovely views at the rear. There is access from the rear down to a large private garden that is mostly laid to lawn and has a paved terrace. This property is also available for sale with no onward chain. Local shops and amenities can be found on nearby Castelnau, whilst a wider range can be found over the bridge in Hammersmith. Local schools include The St Pauls School, The Harrodian and The Swedish School to name a few. Hammersmith Station is within walking distance, which offers excellent transport links into the city.



Three Bedrooms



Stylish Modern Bathroom



Spacious Living/Dining Room



Modern Kitchen



EPC Rating D / Council Tax D / Deposit £3,173.07



Hammersmith Station



Excellent Local Schools



Close to Shops, Cafes, Restaurants



Private Garden



Holding Deposit £634.62 | Minimum Term 12 Months



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

0208 878 8688

Glenthams Road

Approximate Gross Internal Area = 982 sq ft / 91.3 sq m
(Including Reduced Headroom / Eaves Storage)
Reduced Headroom / Eaves Storage = 59 sq ft / 5.5 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
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		
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	

