



JAMES
ANDERSON



TO LET

Ullswater Road, Barnes, SW13

£5,700 Per Month

Per Month

A charming, period, semi-detached family home located on a highly desirable residential road in Barnes. This beautifully presented home has light and spacious accommodation arranged over three floors, with the ground floor providing a stunning bay fronted double reception room, a modern kitchen/breakfast room which leads onto the rear garden, a useful cloakroom and utility room. The first floor comprises two double bedrooms with fitted wardrobes, a study/single bedroom and a stylish modern shower room. The second floor offers a spacious principle bedroom, modern en-suite shower room, lounge area and a Juliet balcony. The rear garden is private and enclosed ideal for outside entertaining. Ullswater Road is located just moments from Barnes village and Hammersmith Bridge, providing convenient access to bus and underground rail services at Hammersmith Station. There are several renowned schools nearby, including St Paul's School, The Harrodian and The Swedish school.



Four Bedrooms



Two Modern Shower Rooms



Spacious Double Reception Room



Modern Kitchen/Breakfast Room



EPC E / Council Tax G / Deposit £7,890



Barnes/Hammersmith Station



Excellent Local Schools



Highly Desirable Road



Large Private Garden



12 Month Minimum Term / Holding Deposit £1,315



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

0208 878 8688

Ullswater Road

Approximate Gross Internal Area = 1571 sq ft / 146 sq m
(Including Reduced Headroom)

Reduced Headroom = 49 sq ft / 4.6 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		
	45	69
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	

