



JAMES
ANDERSON



FOR SALE

£700,000

Lyric Road, Barnes, SW13

Neatly situated on a highly desirable road and within moments of Barnes High Street and The River Thames is this character ground floor maisonette. The property is available for sale with no onward chain and has accommodation arranged to provide two bedrooms, a light and spacious sitting room with attractive fireplace, a bathroom, and a spacious kitchen/dining room that has access out to the rear. The property is also nicely decorated in pleasant modern tones throughout with stripped wooden floors. There is a private rear garden that is mostly paved and enclosed with rear pedestrian access. The neighbours do have a legal right of access across the rear of the garden.

Lyric Road is an attractive street of mostly Victorian properties, located in the heart of Barnes Village, close to Barnes High Street, the village pond and The River Thames is literally at the end of the road. Barnes Village offers an array of independent boutiques and eateries, as well as some High Street favourites and award-winning restaurants. The village also hosts a weekly Farmers' Market. Convenient transport links are at nearby Barnes and Barnes Bridge stations, which offer frequent service into London Waterloo. There are some excellent schools in the area, including the renowned St Paul's Boys & Juniors, The Harrodian and The Swedish School. Local primary schools are Lowther, St Osmund's and Barnes Primary.

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|  Two Bedrooms |  Barnes & Barnes Bridge Stations |
|  Modern Bathroom |  Excellent Local Schools |
|  Bright Sitting Room |  No Onward Chain |
|  Spacious Kitchen/Dining Room |  Private Rear Garden |
|  EPC Rating C / Council Tax D / Leasehold |  Ground Floor Maisonette |



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

020 8876 0100



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		
	78	79
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	

