



JAMES  
ANDERSON



## TO LET

Howsman Road, Barnes, SW13

**£5,500 Per Month**

Per Month

LET AGREED - An impressive, modern and spacious family home (approx. 1593 square feet), neatly situated on a highly desirable road in Barnes. This stylish end-terrace property offers versatile accommodation over four floors, which is arranged to provide three/four bedrooms, two with fitted wardrobes, with the primary bedroom benefitting from a stylish en-suite shower room, whilst the remaining bedrooms have use of the modern family bathroom on the first floor. The ground floor has a front reception room, that could be used as a fourth bedroom, with a cloakroom, and a stunning, extended kitchen/dining room at the rear, fitted with integrated appliances and a breakfast bar. The accommodation continues down to the lower ground floor, which has a useful utility room, and a large 20 foot reception room that opens out to a private courtyard. The main garden leads from the kitchen/dining room and has been landscaped to provide a large paved terrace, which leads to a raised area that is mainly laid to lawn and has a southerly aspect. Being a corner plot, the garden continues around the side of the property where there access via a secure gate to off road parking. For the commuter Hammersmith's underground and overground network is also a short walk over the bridge. The schools in the area include The St Paul's School, The Harroddian School, The Swedish School, Ibstock Place School, St Osmunds' (RC) and Barnes Primary School to name a few.



Three/Four Bedrooms



Two Modern Shower/Bathrooms & Cloakroom



Spacious Lower Ground Reception Room



Beautifully Presented Kitchen/Dining Room



EPC Rating B / Council Tax C / Deposit £7,615.38



Hammersmith Station



Outstanding Local Schools



Southerly Facing Rear Garden



Off-Street Parking



£1269.23 Holding Deposit / 6 Month Minimum Term



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

0208 878 8688

# Howsman Road

Approximate Gross Internal Area = 1593 sq ft / 148 sq m  
(Excluding Reduced Headroom / Eaves)  
Reduced Headroom / Eaves = 247 sq ft / 23 sq m  
Total = 1840 sq ft / 171 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) <b>A</b>	<b>92</b>	<b>93</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC

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

