



**JAMES
ANDERSON**



TO LET

Lyric Road, London, SW13

£3,250 Per Month

Per Month

A well presented two bedroom maisonette located on the sought after Lyric Road in the heart of Barnes Village. The property offers bright and well-proportioned accommodation, featuring a spacious reception room, a modern fitted kitchen, two comfortable bedrooms and a contemporary bathroom. The home benefits from plenty of natural light and a practical layout, making it ideal for professionals, couples or small families.

Lyric Road is a quiet residential street just moments from the cafés, shops and restaurants of Barnes High Street, as well as the River Thames and Barnes Green. Excellent transport links are available from Barnes and Barnes Bridge stations with direct services into London Waterloo.

-  Two Double bedrooms
-  Modern Bathroom
-  Spacious Reception Room
-  Kitchen & Separate Utility
-  EPC D / Council Tax D / Deposit £3,750
-  Barnes Bridge Station
-  Outstanding Local Schools
-  River Thames
-  Barnes High Street
-  Holding Deposit £750



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

0208 878 8688

Lyric Road

Approximate Gross Internal Area = 881 sq ft / 81.9 sq m



**JAMES
ANDERSON**



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

