



**JAMES  
ANDERSON**



## TO LET

Lillian Road, Barnes, SW13

## £3,250 Per Month

Per Month

An extremely attractive period property situated in this popular and highly sought after location within minutes of Hammersmith Bridge. The property provides spacious accommodation over two floors to include a double reception room and a good size kitchen/breakfast room on the ground floor, two bedrooms and a spacious family bathroom on the first floor. The property benefits from some of its original character and charm as well as many modern features. Lillian Road is a quiet and highly sought after cul-de-sac and is conveniently placed for the amenities of both Castelnau and Barnes village. Hammersmith Bridge and its underground network is a short walk away.



Two Bedrooms



Modern Bathroom



Double Reception



Eat in Kitchen



EPC D/ Council Tax E / Deposit £3,461.53



Hammersmith Tube



St Pauls School



Private Garden



River Thames



Holding Deposit £692.30 / 12 Month Minimum Term



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

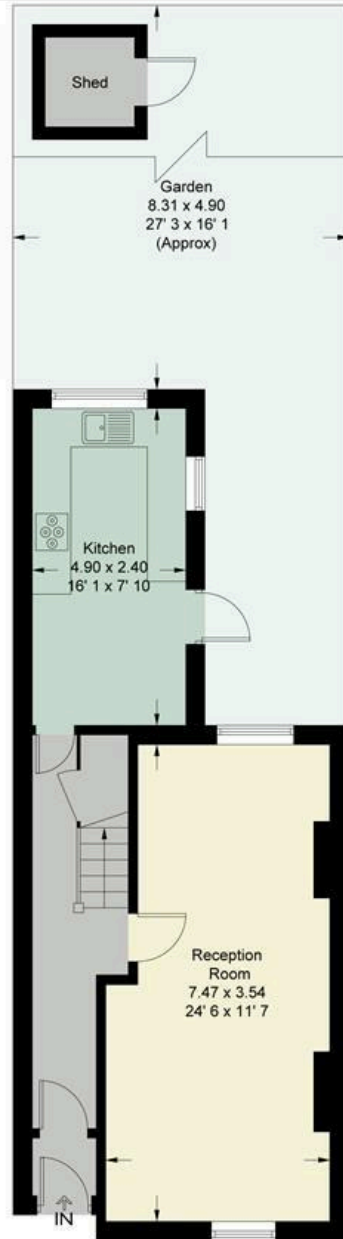
0208 878 8688

# Lillian Road

Approximate Gross Internal Area = 966 sq ft / 89.7 sq m  
(Excluding Shed)



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Ground Floor  
506 sq ft / 47 sq m



First Floor  
460 sq ft / 42.7 sq m



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			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		58	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

