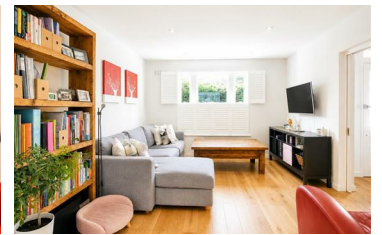




JAMES  
ANDERSON



## TO LET

Stillingfleet Road, Barnes, SW13

**£5,000 Per Month**

Per Month

LET AGREED - A beautifully presented four bedroom house on Stillingfleet Road, offered in excellent condition throughout. The property provides spacious family accommodation and is conveniently located close to the River Thames and Hammersmith Bridge, the house is also within easy reach of a number of highly regarded private and state schools.



Four bedrooms



Modern Bathrooms



Spacious Reception Room



Large Family Kitchen



EPC D / Council Tax D



Hammersmith Tube Station



Outstanding Local Schools



Garden Room



Lovely Family Home



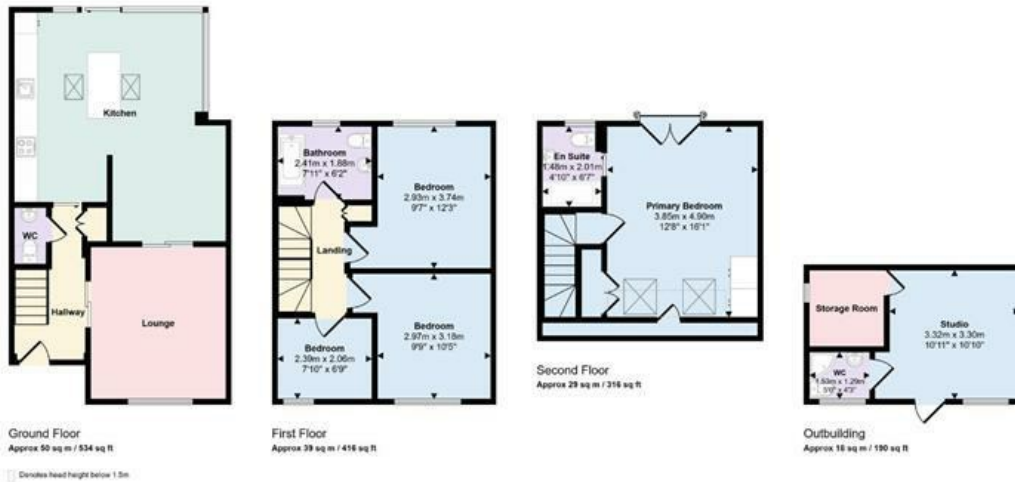
Holding Deposit £1,153.84 / Deposit £5,769.23



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

0208 878 8688

Approx Gross Internal Area  
135 sq m / 1456 sq ft



floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate. Responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only.

### Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | 61                         | 72        |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

