



**JAMES
ANDERSON**



TO LET

Boileau Road, Barnes, SW13

£4,750 Per Month

Per Month

This spacious three-bedroom semi-detached house is located on a highly sought-after residential road in Barnes and is offered in excellent condition throughout. The property features two generous double bedrooms with built-in storage, a further well-proportioned single bedroom, and a modern family bathroom with a shower over the bath. There is also a convenient downstairs WC and separate shower room.

The fully fitted kitchen includes a dishwasher and offers ample storage and workspace, while the bright and spacious reception room benefits from a gas fireplace and contemporary finishes. Additional modern features include stylish light fittings, gas central heating, and double glazing throughout.

Further benefits include a security alarm system, off-street parking, a garage, and a large, well-maintained private garden with a storage shed



Three Bedrooms



Two Bathrooms



Spacious Double Reception



Modern Kitchen



EPC E / Council Tax E / Deposit £6,576.90 / Holding Deposit £1,096.15



Transport Links



Excellent Local Schools



Garage and Off Street Parking



Private Garden



Deposit £6,576.90 / Holding Deposit £1,096.15



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

0208 878 8688



Boileau Road

Approximate Gross Internal Area = 1228 sq ft / 114.1 sq m
 Garage = 151 sq ft / 14 sq m
 Total = 1379 sq ft / 128.1 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact
 All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	67	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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	

