



**JAMES
ANDERSON**



TO LET

Stillingfleet Road, SW13

£3,500 Per Month

Per Month

A recently modernised three-bedroom end of terrace house, ideally situated on the sought-after Stillingfleet Road in Barnes.

The ground floor offers a spacious and light-filled reception room, a contemporary family bathroom, a separate WC, and an impressive kitchen/dining room providing an excellent entertaining space. Large doors open directly onto a generous private garden, creating a seamless connection between indoor and outdoor living.

On the first floor are three well-proportioned bedrooms. The principal bedroom benefits from built-in storage and a modern en-suite shower room, while the remaining bedrooms are served by the family bathroom on the ground floor.

This attractive end of terrace home has been recently refurbished and enjoys a large private garden, making it a rare opportunity in this popular Barnes location.



Three Bedrooms



Two Bathrooms



Spacious Reception Room



Large Kitchen Diner



EPC Rating C | Council Tax D



Hammersmith Tube



Outstanding Local Schools



Large Private Garden



End of Terrace House



£4,038.46 Deposit | Holding Deposit £807.69



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

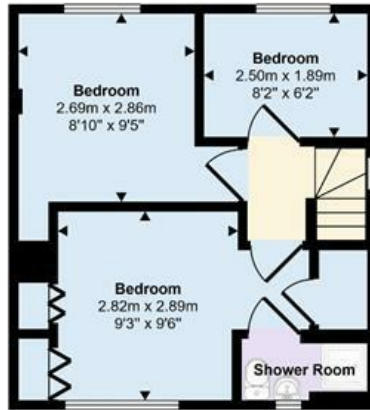
0208 878 8688

Stillingfleet Road, Barnes, SW13

Approx Gross Internal Area
80 sq m / 858 sq ft



Ground Floor
Approx 48 sq m / 522 sq ft



First Floor
Approx 31 sq m / 336 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(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	

