



**JAMES
ANDERSON**



TO LET

Stillingfleet Road, Barnes, SW13

£2,850 Per Month

Per Month

A spectacular, three bedroom family house with a large garden conveniently located within easy access to Hammersmith Bridge and Barnes Village. This gorgeous home offers a large reception room opening onto a stunning, Shaker style kitchen with a door leading to a large enclosed garden. The ground floor also offers a second reception room, downstairs cloak room and ample storage. The first floor comprises of a large master bedroom with en-suite shower rooms, two double bedrooms and a further family bathroom. Stillingfleet Road is just a short walk from the amenities of Barnes Village. For the commuter local bus services provide access into Hammersmith with its underground network and Barnes Station is also within reach. Barnes features an excellent selection of schools such as Lowther Primary, The Harrodian and St Pauls School are all within walking distance.



Three Bedrooms



Two Bathrooms



Two Reception Rooms



Beautiful Kitchen



End Of Terrace



Hammersmith Station



Lowther School



Close to Transport Links



Wood Flooring

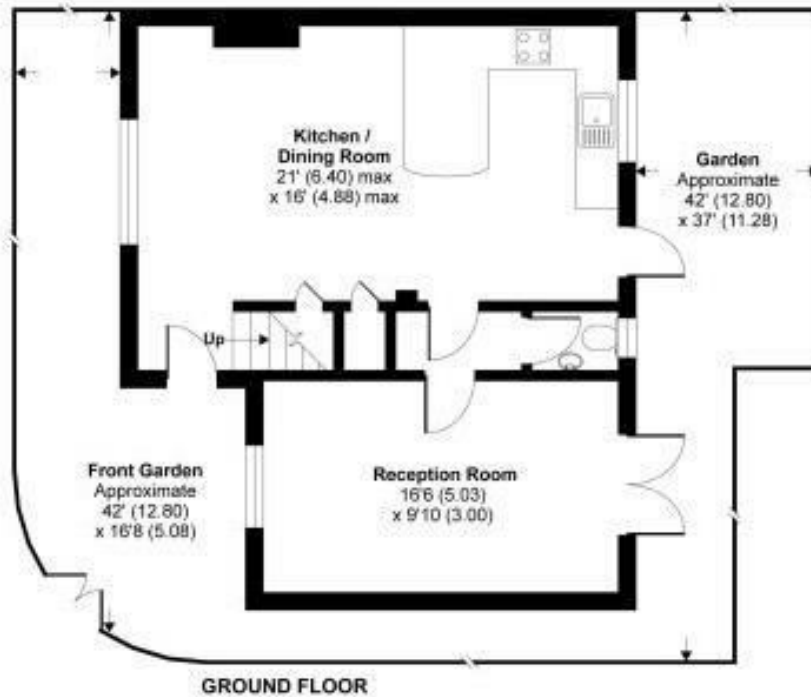


Large Garden



Stillingfleet Road, London, SW13

APPROX. GROSS INTERNAL FLOOR AREA 1066 SQ FT 98.1 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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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		

