



**JAMES
ANDERSON**



TO LET






Nowell Road, Barnes, SW13

£2,500 Per Month

Per Month

Spacious and well presented semi-detached house located in North Barnes. The property offers a large reception room, modern kitchen with open plan dining area, three bedrooms and a family bathroom. Further benefits include a lovely private rear garden with lawn and decking area. The property is conveniently located within easy access to Hammersmith Bridge and Lowther Primary School.

-  Three Bedroom House
-  Family Bathroom
-  Two Reception Rooms
-  Modern Kitchen
-  EPC Rating E

-  Hammersmith Station
-  Lowther Primary School
-  Close to Barnes Village
-  Private Garden
-  Permit Parking

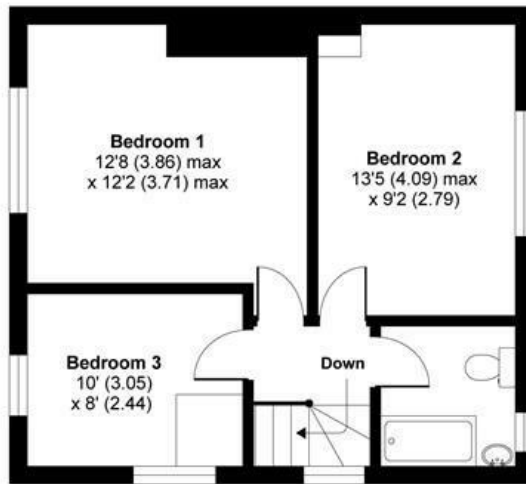


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

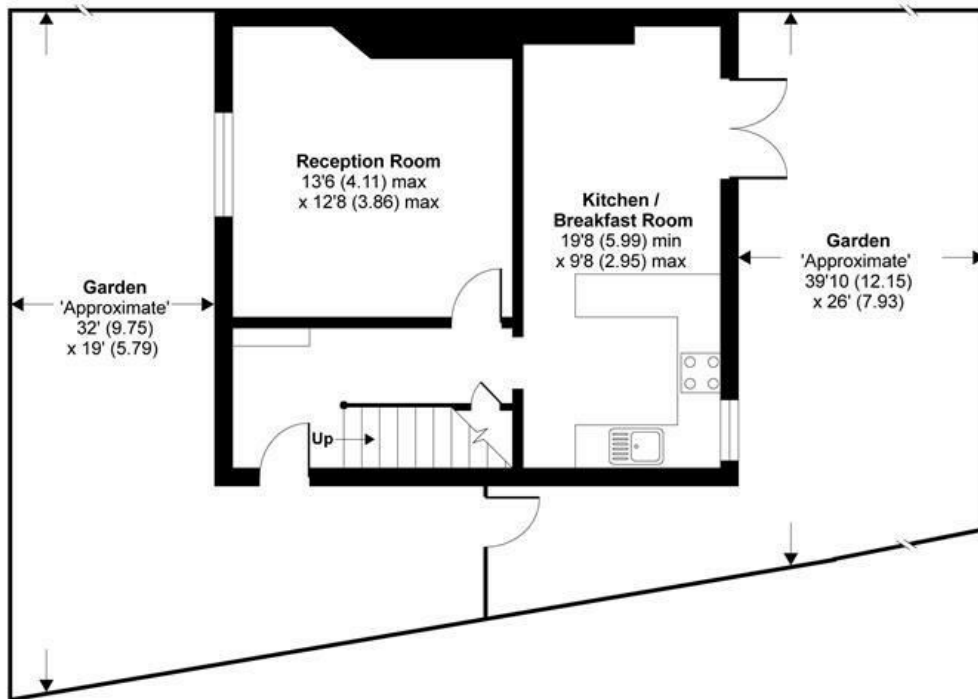
0208 878 8688

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APPROX. GROSS INTERNAL FLOOR AREA 915 SQ FT 85 SQ METRES



FIRST FLOOR



GROUND FLOOR

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
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			
		49	69
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		

