

# Awaiting Image

## TO LET

## £4,000

### Lillian Road, Barnes, SW13

This traditional four bedroomed Victorian house is set over three floors. The ground floor offers a large double reception room with new wood flooring, which leads into the newly fitted kitchen with new appliances. There is also a useful utility room and a downstairs WC on this floor. The kitchen leads directly out to a smart well kept garden.

Three double bedrooms and an additional single bedroom can be found on the first and second floors with a large modern family bathroom which overlooks the playing fields of St Paul's School.

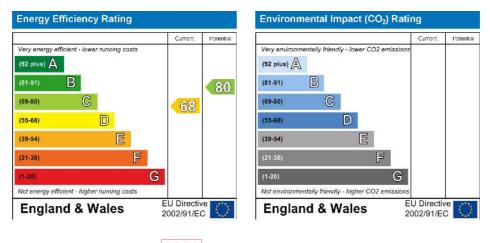
The house has been the subject of a recent renovation with a new roof, new timber, double glazed sash windows, a new kitchen and appliances, new boiler, new wood flooring to the ground floor and carpeting elsewhere.

- Four Bedrooms
  - Large Family Bathroom
  - Double Reception
    New Kitchen
  - EPC Rating D

- 📮 🛛 Hammersmith Station
- 🞐 🛛 Harrodian School
- ♀ New Wooden Flooring
- River Thames
- Council Tax Band F (£2920)

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