



**JAMES  
ANDERSON**









# TO LET

**£3,200**

Lyric Road, Barnes, SW13

This recently renovated and spacious property (approx 859 sq ft) is arranged to provide two bedrooms, a large sitting room with attractive open fire, a luxurious bathroom/wet room and a large, extended kitchen/dining room which opens out to the good size, private and enclosed garden. The property is close to the high street where you will find a variety of shops, cafes, pubs and restaurants. There is also the duck pond, and the River Thames is at the end of the road. Barnes Bridge station provides a service into Waterloo, whilst there are good bus services to Richmond and Putney. Hammersmith Underground is also nearby. The schools in the area include St Paul's School, The Harrodian, The Swedish School, Ibstock Place School, St Osmonds' (RC) and Barnes Primary School.

Deposit Required £3,455.76  
Minimum Term: 12 months  
Holding Deposit: £691.15

-  Two Bedrooms
-  Stylish Bathroom With Separate Shower
-  Light Sitting Room With Fireplace
-  Large Kitchen/Dining Room
-  EPC Rating C/ Council Tax Band D/ Deposit £3,692.30
-  Barnes Bridge Station
-  Outstanding Local Schools
-  Private Rear Garden
-  Stunning Garden Maisonette
-  Holding Deposit £738.46 / Minimum Term 12 Months



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

**0208 878 8688**



Ground Floor

## Lyric Road

Approximate Gross Internal Area = 859 sq ft / 79.8 sq m  
(Excluding Reduced Headroom)

Reduced Headroom = 5 sq ft / 0.5 sq m

Total = 864 sq ft / 80.3 sq m

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

| Energy Efficiency Rating                           |                            |           |
|--|----------------------------|-----------|
|  | Current                    | Potential |
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92 plus) <b>A</b>                                 |                            |           |
| (81-91) <b>B</b>                                   |                            |           |
| (69-80) <b>C</b>                                   |                            |           |
| (55-68) <b>D</b>                                   |                            |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                        |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| <i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i> |                            |           |
| (92 plus) <b>A</b>  |                            |           |
| (81-91) <b>B</b>  |                            |           |
| (69-80) <b>C</b>  |                            |           |
| (55-68) <b>D</b>  |                            |           |
| (39-54) <b>E</b>  |                            |           |
| (21-38) <b>F</b>  |                            |           |
| (1-20) <b>G</b>   |                            |           |
| <i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i> |                            |           |
| <b>England &amp; Wales</b>  | EU Directive<br>2002/91/EC |           |

