



**JAMES
ANDERSON**



TO LET

Lonsdale Road, Barnes, SW13

£3,500 Per Month

Per Month

Arranged over two floors, this first floor split level three bedroom maisonette has been fully refurbished throughout to a very high standard. Leading up from the private entrance the property offers a bright spacious living room with unrivalled river views, a brand new fully fitted kitchen, modern bathroom with shower over bath and two double bedrooms. The principal bedroom can be found on the second floor which benefits from a large, newly fitted en-suite bathroom, an abundance of built in storage and a large, private south east facing roof terrace with stunning views over the gardens of Nassau Road and Lyric Road. The property is located close to all of the amenities of Barnes High Street. Lonsdale Road runs adjacent to the River Thames and Barnes Bridge Station is less 500 meters away.



Three Double Bedrooms



Two Modern Bathrooms



Spacious Reception Room



Newly Fitted Kitchen



EPC D/ Council Tax D/Deposit £4,615.38



Barnes Bridge Station



Outstanding Local Schools



Central Barnes



River Views



Holding Deposit £923.08 / Minimum Term 12 Months



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

0208 878 8688



Lonsdale Road

Approximate Gross Internal Area = 1121 sq ft / 104.2 sq m
(Excluding Reduced Headroom)

Reduced Headroom = 56 sq ft / 5.2 sq m

Total = 1177 sq ft / 109.4 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact
All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice

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	

