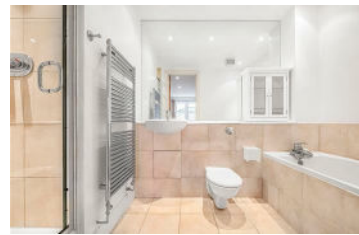




**JAMES  
ANDERSON**



## TO LET

42 Lonsdale Road, Barnes, SW13

## £2,250 Per Month

Per Month

A stunning modern apartment situated within a prominent building on Lonsdale Road in Barnes. The property is in excellent condition throughout and benefits from two double bedrooms, two bathrooms and an open plan kitchen and living room. Additionally the apartment offers a private off street parking space. It is conveniently located within walking distance of local schools, shops and amenities.



Two Double Bedrooms



Two Bathrooms



Open Plan Kitchen



Bright Reception Room



EPC Rating D/ Council Band Tax E/ Deposit £2,884.62



Barnes Station



St Pauls School



River Thames



Off-Street Parking



Holding Deposit £576.92/ Minimum Term 12 Months



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

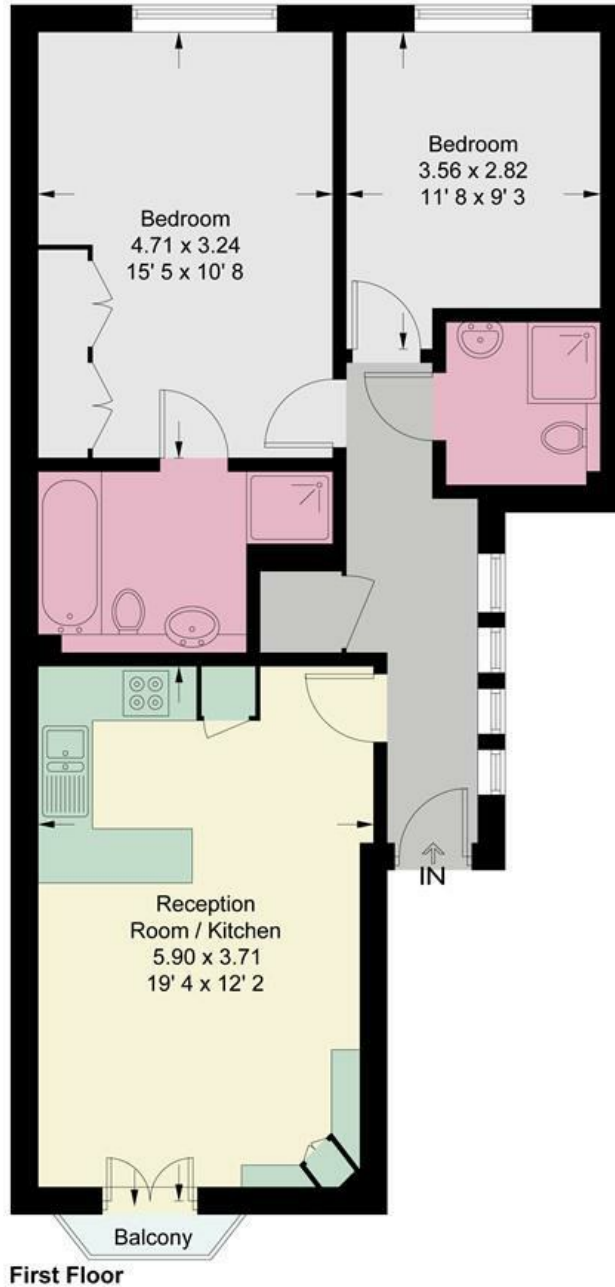
0208 878 8688

# Lonsdale Road

Approximate Gross Internal Area = 688 sq ft / 63.9 sq m



**JAMES  
ANDERSON**



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
Very energy efficient - lower running costs			
(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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>78</b>	<b>81</b>

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

