



**JAMES
ANDERSON**



TO LET

Lyric Road, Barnes, SW13

£2,600 Per Month

Per Month

Full of character, this ground floor maisonette is situated on a pretty tree lined road in Central Barnes. The accommodation offers a bright and spacious living room with feature fireplace and large sash windows, a principal bedroom, modern bathroom with separate bath tub and walk-in shower, second bedroom and a large kitchen/diner with doors leading onto an easy to maintain garden. This property is located perfectly for the amenities of the high street, while Barnes Bridge Station and the River Thames are both a short walk away.



Two Bedrooms



Modern Bathroom



Bright Living Room



Kitchen with Dining Area



EPC Rating D/ Council Tax Band D/ Deposit £2,769.23



Barnes Bridge Station



Excellent Local Schools



Central Barnes Location



Shared Garden



Holding Deposit £553.84 / 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 = 802 sq ft / 74.5 sq m
 (Excluding Reduced Headroom)
 Reduced Headroom = 7 sq ft / 0.7 sq m
 Total = 809 sq ft / 75.2 sq m
 (Including Reduced Headroom)

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>		
	67	77
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	

