



**JAMES
ANDERSON**



TO LET

Stillingfleet Road, Barnes, SW13

£3,500 Per Month

Per Month

This bright and spacious semi-detached house is located in a quiet cul-de-sac on the popular Stillingfleet Road. Benefitting from a larger than average corner plot this house offers a great reception room with wooden floors and double doors leading out on to the well-maintained private garden. The modern kitchen has space for a free-standing island as well as an American style fridge freezer and is finished to a high standard. The ground floor also offers storage and a guest W.C. Upstairs, there are two large double bedrooms with built-in wardrobes, a smaller double bedroom, family bathroom & separate shower room.

Stillingfleet Road is a short distance to Hammersmith Bridge and underground network, while Barnes village and local schools are all close by.



Three Double Bedrooms



Two Bathrooms



Bright and Spacious Reception Room



Modern Fitted Kitchen



EPC C / Council Tax E / Deposit £4,384.61



Barnes Station



Outstanding Local Schools



Close to Hammersmith



Large Private Garden



12 Month Minimum Term / Holding Deposit ££876.92



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

0208 878 8688



First Floor
570 sq ft / 53 sq m



Ground Floor
576 sq ft / 53.5 sq m

Stillingfleet Road

Approximate Gross Internal Area = 1146 sq ft / 106.5 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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		72	82
England & Wales	EU Directive 2002/91/EC		

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

