



JAMES  
ANDERSON



## TO LET

Boileau Road, Barnes, SW13

## £4,500 Per Month

Per Month

This spacious semi detached three bedroom house is located on a sought after residential road in Barnes. Offered in excellent condition the property comprises of two double bedrooms with built in storage, a further spacious single bedroom, modern family bathroom with shower over bath, downstairs toilet and shower room, fully fitted kitchen with dishwasher, bright and spacious reception room with gas fire place and modern features throughout which include modern light fixtures, Gas central heating and double glazing. This property further benefits from a security alarm system, off street parking and garage, as well as a large and well-presented private garden and storage shed.



Three Bedrooms



Two Bathrooms



Spacious Double Reception



Modern Kitchen



EPC E / Council Tax E / Deposit £6,230.76



Transport Links



Excellent Local Schools



Garage and Off Street Parking



Private Garden



12 Month Minimum Term / Holding Deposit £1,038.46



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

0208 878 8688



### Boileau Road

Approximate Gross Internal Area = 1228 sq ft / 114.1 sq m  
 Garage = 151 sq ft / 14 sq m  
 Total = 1379 sq ft / 128.1 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) <b>A</b>			<b>81</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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			<b>81</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
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