



**JAMES  
ANDERSON**



## TO LET

Lyric Road, Barnes, SW13

## £2,250 Per Month

Per Month

A stunning, two bedroom, period, maisonette located on a highly desirable residential road, which has the River Thames at one end and the local shops and amenities of Barnes High Street at the other. The property occupies the ground floor of this attractive, period building and has a modern, contemporary, open plan kitchen/living room to the rear which is a particular feature of the property and an ideal space for entertaining. There is a stylish bathroom with attractive roll top bath and separate shower cubicle. The bedrooms are both good size double rooms



Two Double Bedrooms



Immaculate Bathroom



Open Plan Living



Stunning Kitchen



EPC C / Council Tax D / Deposit £2,596.15



Barnes Bridge Station



Excellent Local Schools



Barnes Village Location



River Thames




12 Months Minimum Term / Holding Deposit £519.23

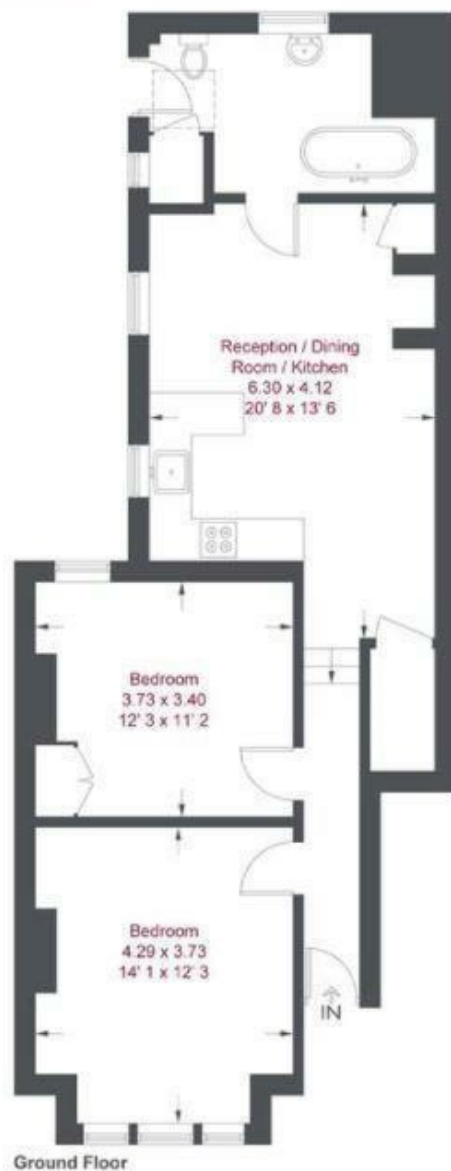


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 878 8688



 = Reduced headroom below 1.5m / 5'0"




## Lyric Road

Approximate Gross Internal Area = 748 sq ft / 69.4 sq m  
(Excluding Reduced Headroom)

Reduced Headroom = 8 sq ft / 0.8 sq m

Total = 756 sq ft / 70.2 sq m

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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>70</b>	<b>77</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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