



**JAMES
ANDERSON**



TO LET

Lonsdale Road, Barnes, SW13

£2,500 Per Month

Per Month

Presenting an impeccably maintained and generously proportioned two-bedroom apartment, this residence features an open-plan kitchen and reception room. Sliding doors seamlessly connect to a meticulously kept south-facing patio garden. The master bedroom is enhanced by a pristine, recently fitted en-suite bathroom and a spacious walk-in wardrobe. The property comprises a spacious reception room, a modern fitted kitchen, a second double bedroom, ample storage solutions throughout, and a chic fitted bathroom. Situated just moments from Hammersmith Bridge, it provides convenient access to the diverse array of shops, bars, and restaurants along Barnes High Street.



Two Double Bedrooms



Two Bathrooms



Bright Reception Room



Open Plan Kitchen



EPC Rating D / Council Tax D / Deposit £2884.61



Excellent Transport Links



St Pauls School



Stunning Conversion



Private Garden



12 Months Minimum term / Holding Deposit £576.92



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

0208 878 8688



Lower Ground Floor

Lonsdale Road

Approximate Gross Internal Area = 745 sq ft / 69.2 sq m
(Excluding Reduced Headroom)

Reduced Headroom = 19 sq ft / 1.8 sq m

Total = 764 sq ft / 71 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
<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>		
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	

