



**JAMES  
ANDERSON**



## TO LET

Lonsdale Road, Barnes, SW13

## £2,350 Per Calendar

Per Calendar Month

A well-presented purpose built split level maisonette, neatly situated directly opposite the picturesque reservoir on Lonsdale Road in Barnes. This wonderfully light and spacious property (approx 914 sq ft) has accommodation over two floors. The lower floor accommodation leads from the entrance hall to a large living/dining room that has wooden flooring and access to a modern fitted kitchen/breakfast room with integrated appliances. The upper floor comprises three bedrooms, a modern bathroom and a separate cloakroom. The property is enhanced by double glazing, gas heating, residents permit parking, bike store, communal gardens at front of the property. The property is conveniently placed for both Barnes Village and Castelnau. Barnes and Barnes Bridge stations provide a service into Waterloo whilst there are good bus services to Richmond and Putney. Hammersmith Underground is also nearby. The schools in the area include St Paul's School, The Harrodian, The Swedish School, Ibstock Place School, St Osmonds' (RC) and Barnes Primary School to name a few.



Three Bedrooms



Modern Bathroom



Spacious Open Plan Living



Modern Kitchen/Breakfast Room



EPC Rating E / Council Tax D / Deposit £2,711.54



Barnes/Hammersmith Stations



Excellent Local Schools



Close to Barnes Village



Communal Gardens




Holding Deposit £542.31 / Minimum Term 12 months



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

0208 878 8688

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>		
(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 CO2 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 CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	