



**JAMES
ANDERSON**



TO LET

42 Lonsdale Road, Barnes, SW13











£2,400 Per Month

Per Month

Situated within a distinguished building on Lonsdale Road in Barnes is this modern and remarkably spacious apartment. The property features two generously proportioned double bedrooms, two modern bathrooms, and a generously sized reception room seamlessly integrated with an open-plan kitchen.

Ample internal storage space adds to the practicality of the apartment, while the inclusion of a private garage enhances it further.

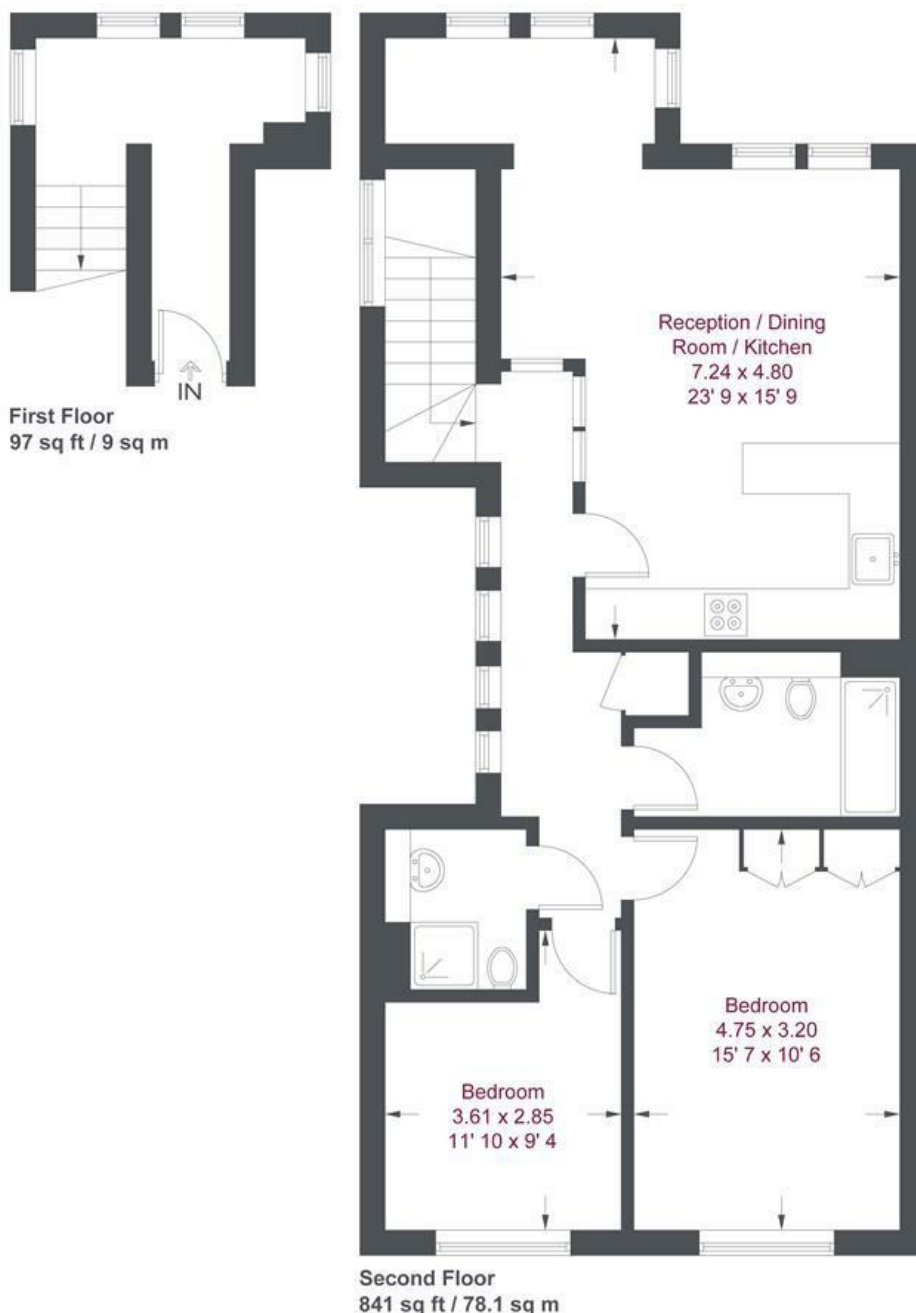
Ideally located within walking distance of local schools, shops, and amenities, with both Barnes Village and Hammersmith easily accessible.

-  Two Double Bedrooms
-  Two Bathrooms
-  Open Plan Kitchen
-  Spacious Reception
-  EPC Rating D / Council Tax E / Deposit £2,769.23
-  Barnes Station
-  St Pauls School
-  River Thames
-  Private Garage
-  12 Months Minimum term / Holding Deposit £553.85



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

0208 878 8688



First Floor
97 sq ft / 9 sq m

Second Floor
841 sq ft / 78.1 sq m

Lonsdale Road

Approximate Gross Internal Area = 938 sq ft / 87.1 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) 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		

