



**JAMES
ANDERSON**



TO LET

£7,250

Lonsdale Road, Barnes, SW13

An exquisite four-bedroom residence, just moments from Barnes High Street, offering stunning views of the River Thames. This home boasts over 2000 square feet of living space. The ground floor features a sizable double reception room, which can be divided into two separate areas for versatility. Additionally, there is a convenient downstairs bathroom/utility area and a generous kitchen that leads to a bright dining space, which opens onto a charming courtyard garden. The first floor hosts a second reception room with captivating river views, two large double bedrooms (one with a private terrace), and a well-appointed family bathroom. The second floor is dedicated to an exceptionally spacious bedroom with ample storage space, perfect for a serene retreat. This residence perfectly blends elegance, comfort, and breathtaking vistas.



Four Bedrooms



Two Bathrooms



Two Reception Rooms



Spacious Kitchen



EPC D/ Council Tax G / Deposit £8,365.38



Barnes Bridge Station



St Pauls School



River Views



Private Garden



£1,730.76 Holding Deposit /12 Month Minimum Term



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

0208 878 8688

Lonsdale Road

Approximate Gross Internal Area = 1999 sq ft / 185.7 sq m
 (Excluding Reduced Headroom / Eaves)
 Reduced Headroom / Eaves = 196 sq ft / 18.2 sq m
 Total = 2195 sq ft / 203.9 sq m



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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
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

