JAMES ANDERSON

FOR SALE

£680,000

Lyric Road, Barnes, SW13

This elegant garden flat is neatly situated on a highly desirable residential road, convenient to Barnes High Street, with shopping at one end, and the delights of the River Thames at the other. Characterful and cosy, it occupies the ground floor of a lovely period building, and has the benefit of a private, enclosed rear garden. Features include exposed wood floors, original fireplaces, bespoke furniture, fitted wardrobe and shelving. There are two double bedrooms, a surprisingly spacious refitted shower room, and to the rear of the property, an open-plan living/dining/kitchen area with attractive flooring opening onto the charming, easily maintained garden.

Lyric Road is an attractive street of mostly Victorian properties, located in the heart of Barnes Village, close to Barnes High Street, the village pond and The River Thames is literally at the end of the road. Barnes Village offers an array of independent boutiques and eateries, as well as some High Street favourites and award-winning restaurants. The village also hosts a weekly Farmers' Market. Convenient transport links are at nearby Barnes and Barnes Bridge stations, which offer frequent service into London Waterloo. There are some excellent schools in the area, including the renowned St Paul's Boys & Juniors, The Harrodian and The Swedish School. Local primary schools are Lowther, St Osmund's and Barnes Primary.

- Two Bedrooms
- Stylish Shower Room
- Open Plan Living Space
- Kitchen/Breakfast Area
- EPC Rating D | Council Tax D | Leasehold
- Barnes Bridge Station
- Outstanding Local Schools
- Private Rear Garden
- Charming Period Property
- Ground Floor Maisonette

Lyric Road

Approximate Gross Internal Area = 746 sq ft / 69.3 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 5 sq ft / 0.5 sq m
Total = 751 sq ft / 69.8 sq m

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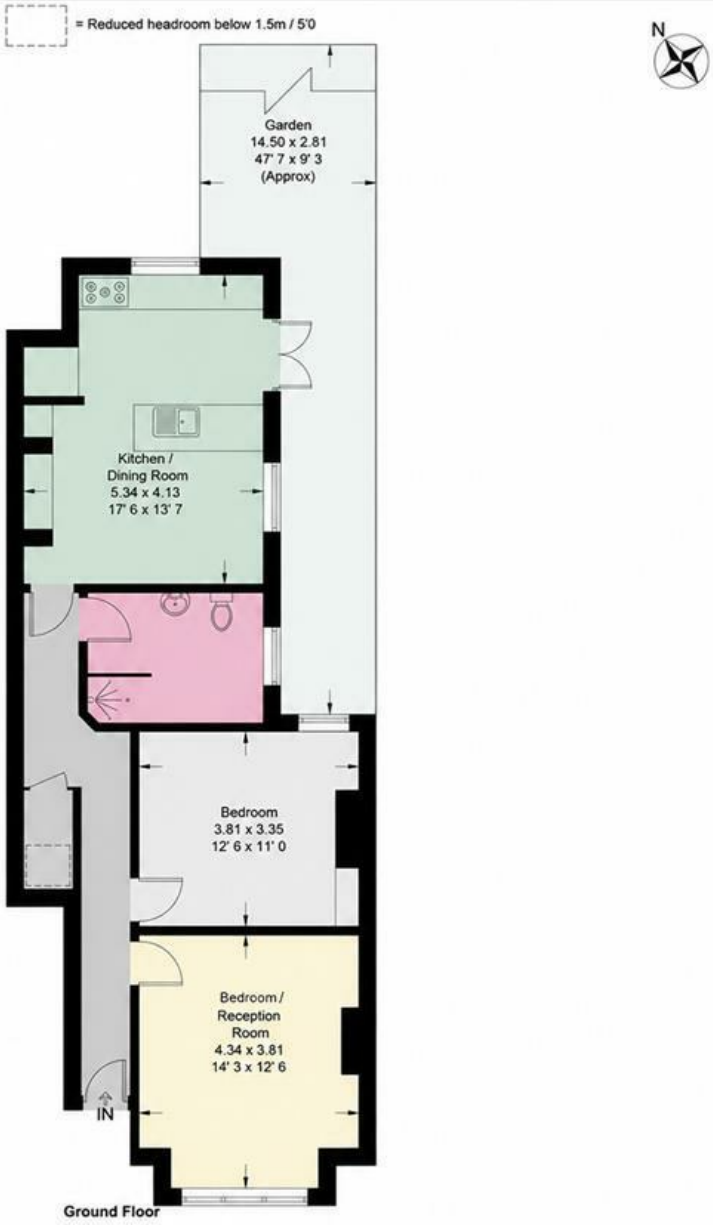
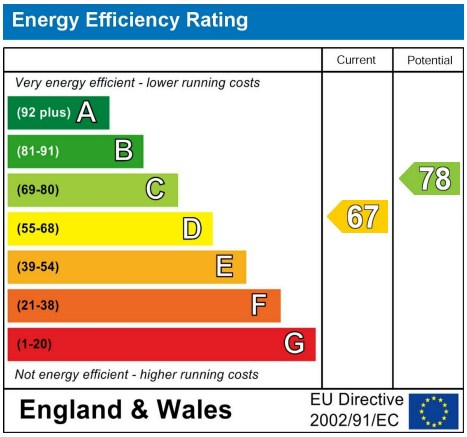
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