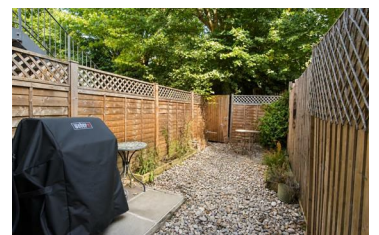




JAMES
ANDERSON



FOR SALE

£775,000

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



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

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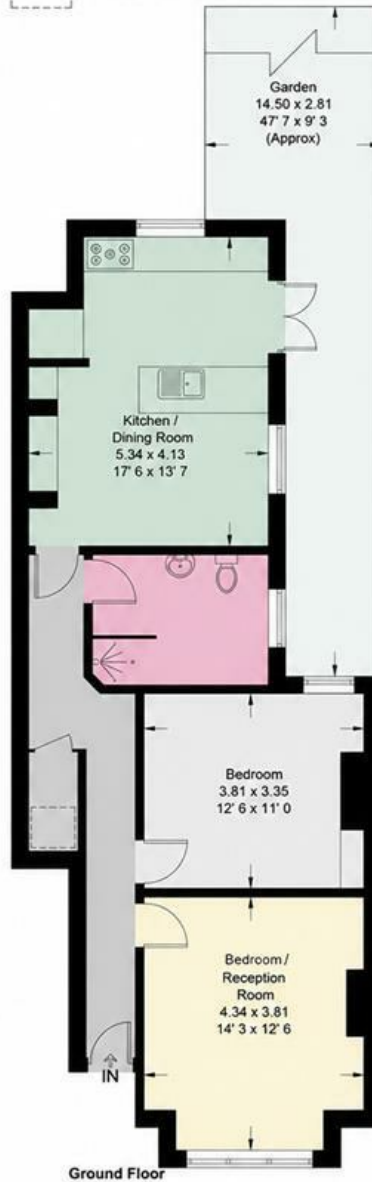
Lyric Road

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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 = Reduced headroom below 1.5m / 5'0"



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		
(81-91) B		
(69-80) C		
(55-68) D	67	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC 		

