



83 LYRIC ROAD
LONDON, SW13 9QA


£3,250

A superb split level maisonette in the heart of Barnes Village.

The first floor of the property offers spacious reception room, modern kitchen with separate dining room, access to private rear garden, two bedrooms and shower room. The top floor houses the main bedroom with ensuite shower room and balcony.

Barnes Bridge mainline station is a short walk from the property as well as the river bank and all the local shops, cafes and restaurants Barnes Village has to offer.



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		58	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

LAURENT
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements