



## 3 LOWTHER ROAD BARNES, SW13 9NX

A super, six double bedroom, semi detached house at the Village end of Lowther Road which has been completely refurbished to a high standard and provides generous, well planned family accommodation.

Arranged over three floors, with two reception rooms, large family kitchen with dining area, study, guest WC and utility room. This delightful property enjoys the benefits of a large West facing garden and off street parking.

Neutral decor, alarm, wood floors.

Close to the River and a short walk along the River to Barnes Bridge Station.

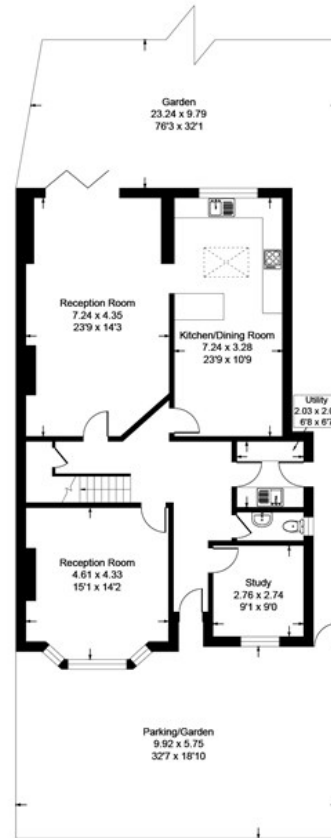
# 3 LOWTHER ROAD

- 6 double bedrooms • 4 bathrooms • Large kitchen • 3 reception rooms • Study • Utility room • Large garden • Off street parking • Close to the Village & River

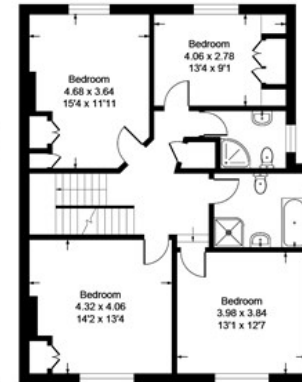


## Lowther Road, London, SW13

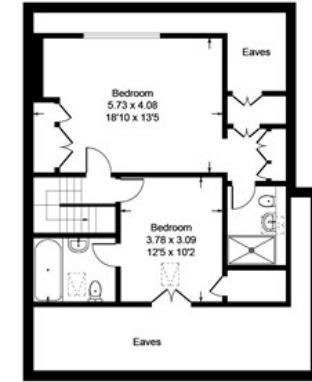
Approximate Gross Internal Area = 255 sq m / 2746 sq ft  
(Excluding Eaves)



Ground Floor = 108 sqm / 1167 sq ft



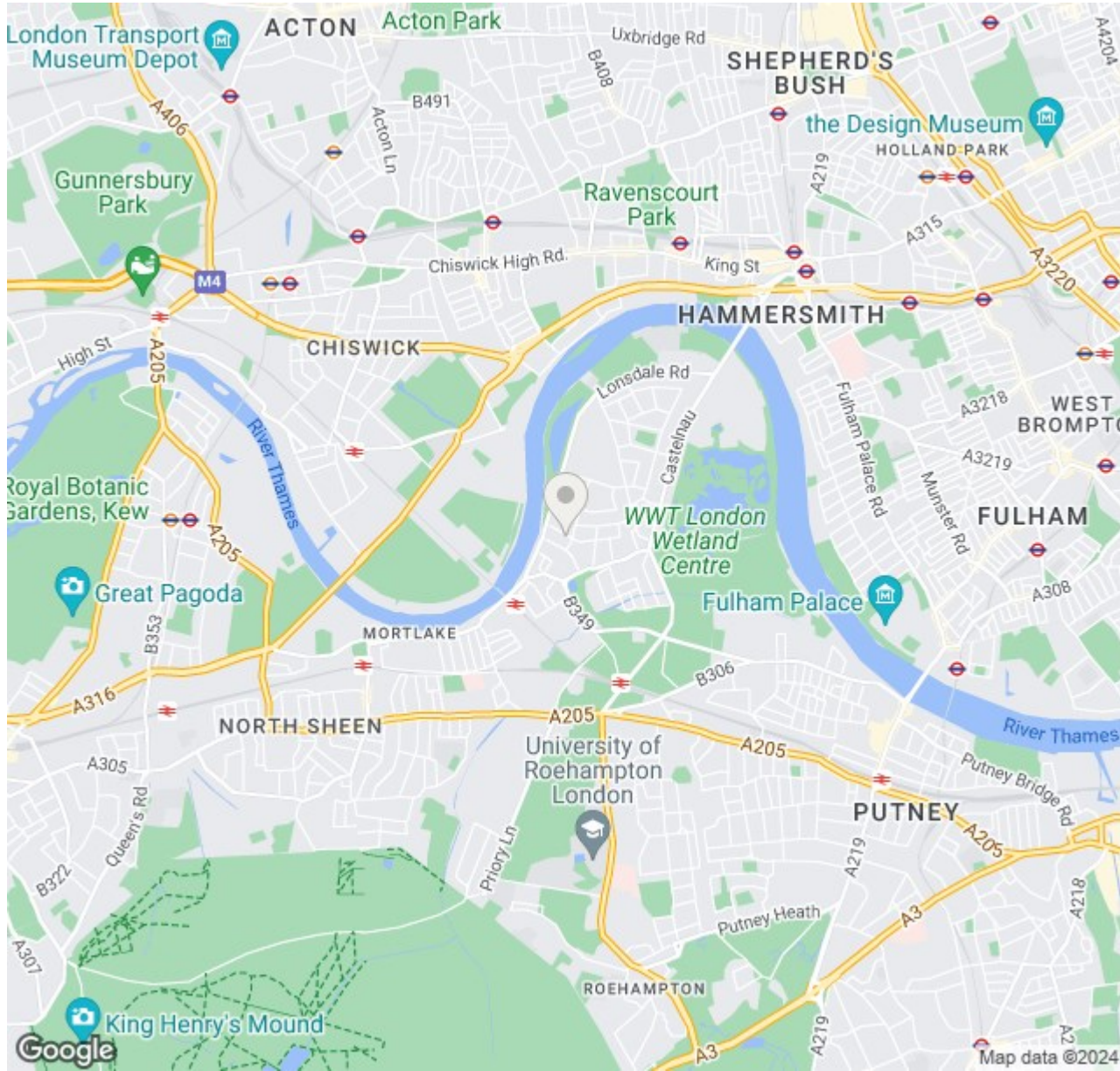
First Floor = 89 sq m / 956 sq ft




Second Floor = 58 sq m / 624 sq ft  
(Excluding Eaves)

All measurements are in accordance to the RICS Code Of Measuring Practice.  
Measurements are approximate & only for illustrative purposes.  
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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>	62	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**LAURENT**  
RESIDENTIAL

Barnes Lettings  
Essex Lodge  
1A Barnes High Street  
Barnes  
London  
SW13 9LB

0208 876 4466  
property@laurentresidential.co.uk  
www.laurentresidential.co.uk

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