



Kilmington Road

Barnes, SW13

£3,950 per month
(£911.54 per week)

A light and modern terraced house presented in excellent condition and arranged over three floors. The property boasts an open-plan kitchen and reception room, three double bedrooms and a garden studio.

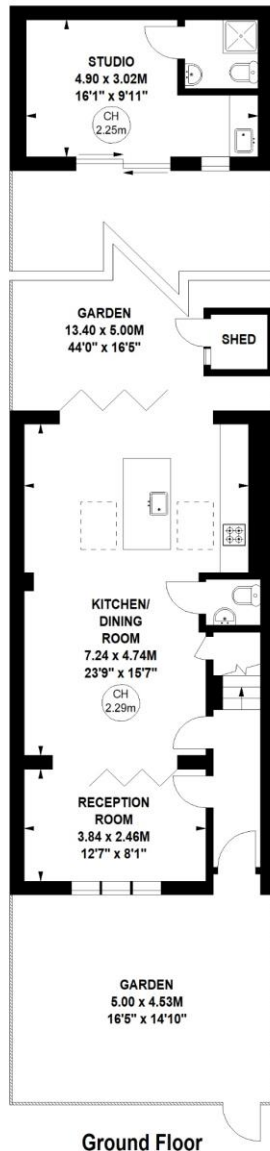
On the ground floor, there is an impressive open-plan reception room, kitchen and dining space with bi-folding doors to the garden and a cloakroom. The kitchen is sleek and stylish with integrated appliances and an island. The reception room can be separated with folding glass-panel interior doors.

The garden offers a lawn, a shed and a useful garden studio complete with a kitchenette, a shower room and wide glass doors.

Upstairs, the first floor offers two well-proportioned double bedrooms and a well-appointed and fully-tiled bathroom. The second floor provides a generous third double bedroom with eaves storage space and an en-suite bathroom.

Kilmington Road is nestled in a residential enclave of north Barnes, close to Lowther Primary School. Its situation between Lonsdale Road and Castelnau affords convenient access to the delights of Barnes Village and beyond. The River Thames is moments from the property and nearby Hammersmith Bridge offers pedestrian access to the public transport hub at Hammersmith.

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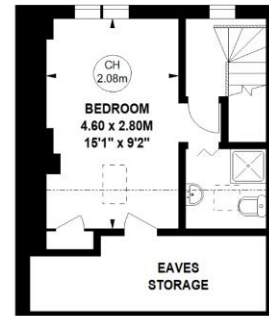
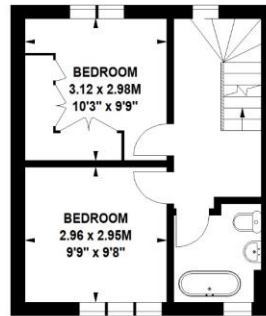
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Approximate gross internal area
124.67 sq m / 1342 sq ft
(Including Eaves Storage & Studio)

Eaves Storage
7.52 sq m / 81 sq ft
Studio
14.68 sq m / 158 sq ft



Key :
CH - Ceiling Height



Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only

Minimum Term: 12 months
Deposit Required: five weeks (£4,557.70)
Local Authority: London Borough of Richmond upon Thames
Council Tax Band: B
EPC Rating: C
Unfurnished

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	88
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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Additional tenant charges apply (fees apply to non-AST tenancies only)
Tenancy Agreement Fee: £300
References per Tenant/Guarantor: £60
Inventory Check: Approx. £100-£250 (inc. VAT)
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