



## Lillian Road

### Barnes, SW13

£8,500 per month  
(£1,961.54 per week)

An attractive Victorian terraced house, located on a quiet cul-de-sac, near the River Thames in north Barnes. This elegant property boasts approximately 1,900 square feet of living space arranged over three floors, immaculate stylish interiors throughout and it retains many period features. It further benefits from a charming courtyard garden, a sunny roof terrace and off-street parking at the rear.

On the ground floor, there is an inviting double reception room flooded with natural light from French doors at either end and offering direct access to the courtyard garden. The expertly-designed kitchen boasts ample bespoke cabinetry, high-specification finishes, an island with a breakfast bar and a full-width picture window overlooking the courtyard. It is semi-open plan with the generous dining room, which benefits from full-width Crittall-style sliding doors opening onto the garden.

The lower ground floor retains plenty of natural light and encompasses the first of the well-proportioned double bedrooms, with bespoke wardrobes, and a well-appointed bathroom with a bathtub and a separate shower. Upstairs, the first floor provides two further sizeable double bedrooms and another bathroom with a bathtub and a shower. Across a sunny roof terrace, there is an additional space, currently used as a study, which could be used as a fourth bedroom.

Lillian Road is a residential road nestled between renowned Lonsdale Road and the River Thames. The amenities, independent stores and well-regarded eateries of Castelnau are nearby; as are several local bus routes and pedestrian access to the underground rail links at Hammersmith via the Bridge. Acclaimed schools in the area include St. Paul's Boys and Junior schools, The Harrodian, The Swedish School and Lowther Primary.

Available on a Short Let basis, fully-furnished, with all bills included.

**CHESTERTONS**





# Lillian Road

## Barnes, SW13

- Attractive Victorian Terraced House
- Retains Elegant Period Features
- Four Double Bedrooms & Mezzanine Study
- Charming Courtyard Garden & Terrace
- Off-Street Parking at the Rear





**Minimum Term:** One month  
**Deposit Required:** Two weeks rent (£3,923.08)  
**Local Authority:** London Borough of Richmond upon Thames  
**Council Tax Band:** G  
**EPC Rating:** D  
**Furnished**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

### Chestertons Barnes Lettings

68-69 Barnes High Street  
 Barnes  
 London  
 SW13 9LD  
[barneslettingsusers@chestertons.co.uk](mailto:barneslettingsusers@chestertons.co.uk)  
 020 8748 7733  
[chestertons.co.uk](http://chestertons.co.uk)

Additional tenant charges apply (fees apply to non-AST tenancies only)

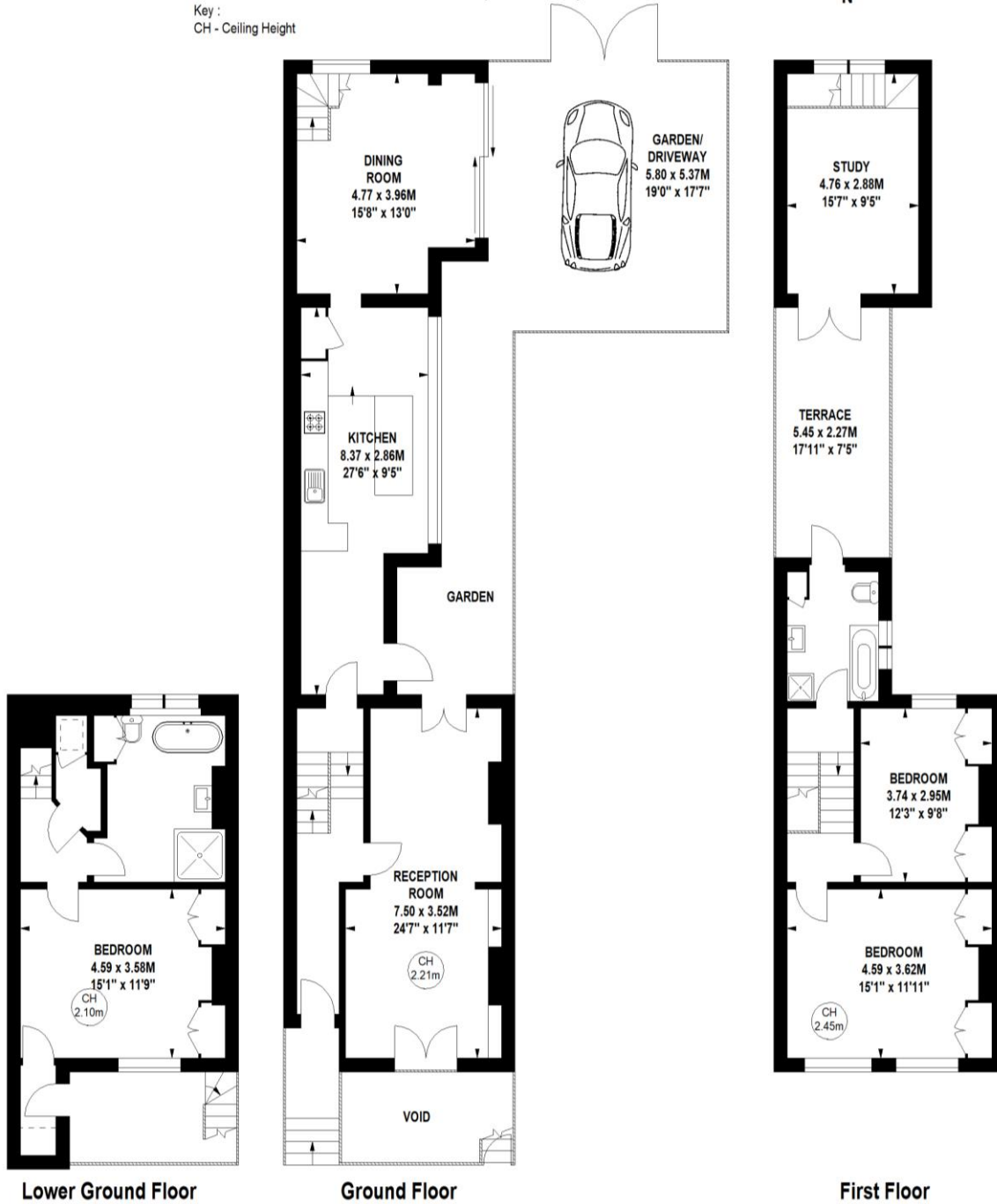
Tenancy Agreement Fee: £300  
 References per Tenant/Guarantor: £60  
 Inventory Check: Approx. £100-£250 (inc. VAT)  
[chestertons.co.uk/property-to-rent/applicable-fees](http://chestertons.co.uk/property-to-rent/applicable-fees)

# Lillian Road, SW13

Approximate gross internal area

163.88 sq m / 1764 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

