



**JAMES
ANDERSON**



TO LET

Kilmington Road, Barnes, SW13

£3,500 Per Month

Per Month

Fully refurbished family home arranged over three floors located on a popular road in Barnes. The ground floor offers a bright living room, an exceptional open plan kitchen/diner with wooden floors and bi-folding doors opening out onto a private garden. Upstairs, you will find three double bedrooms, one of which has a modern en-suite with walk-in shower and a second three piece family bathroom. Kilmington Road is located perfectly for Lowther Primary School and there are fantastic bus services into Hammersmith to make use of its underground network.



Three Double Bedrooms



Two Bathrooms



Bright Reception



Open Plan Kitchen Living Room



EPC C / Council Tax Band D / Holding Deposit £807.69



Close to Hammersmith Tube



Lowther Primary School



Close to the River Thames



Private Garden



Deposit £4,038.46 / 12 Month Minimum Term

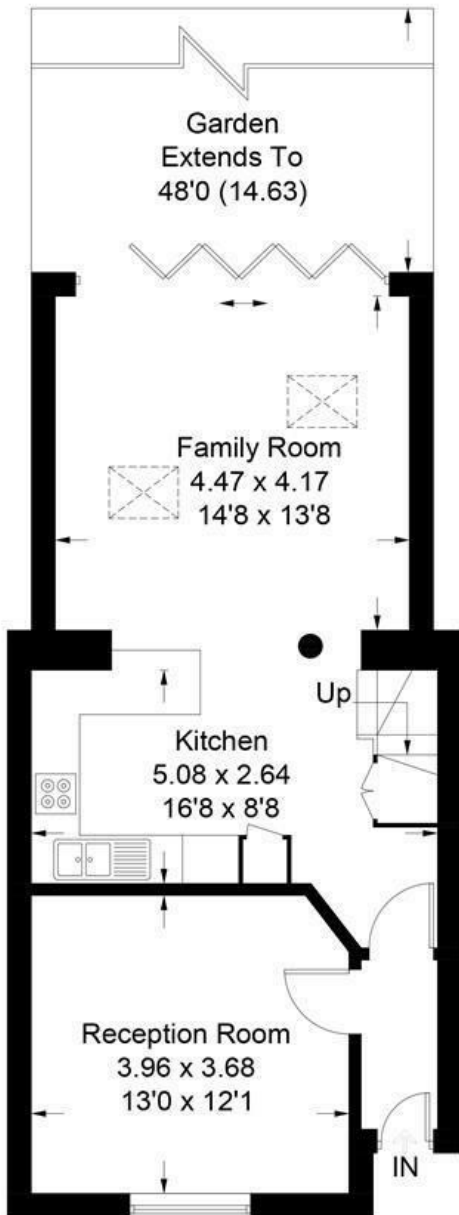


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 878 8688

Kilminster Road, SW13

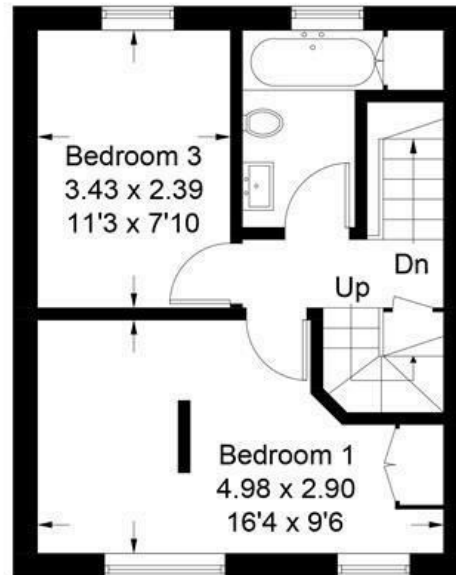
Approximate Gross Internal Area Total = 107.2 sq m / 1154 sq ft



Ground Floor
Sq ft 571



Room In Roof
Sq ft 230



First Floor
Sq ft 353

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2018 (ID403530)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		76	85
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

