



**JAMES
ANDERSON**



TO LET

Lonsdale Road, Barnes, SW13

£4,000 Per Calendar

Per Calendar Month

Lavender House is a simply stunning and imposing building that has been converted into luxury apartments and can be found on Lonsdale Road in Barnes, directly opposite St. Pauls School, and is within walking distance along the River Thames back to Barnes Village. This superb and spacious property (approx. 1295 sq ft) occupies the top floor of this charming period building and has the benefit of an allocated parking space. The accommodation is arranged to provide four bedrooms, a stylish shower room and a modern bathroom. The dual aspect living room is lovely and light and leads to a large study/office, which in turn leads to a fabulous, spacious kitchen/dining room with attractive wooden flooring. There is gas heating and ample storage throughout the property. Barnes and Barnes Bridge stations provide a service into Waterloo whilst there are good bus services to Richmond and Putney and Hammersmith Underground is also nearby. The schools in the area include St Paul's School, The Harrodian, The Swedish School, Ibstock Place School, St Osmonds' (RC), Barnes Primary School.



Four Bedrooms



Two Modern Shower/Bathrooms



Bright OpenSpace Plan Living



Large Kitchen/Dining Room



EPC Rating E / Council Tax F / £4,615.38 Deposit



Hammersmith Station



Outstanding Local Schools



Allocated Parking Space



Approaching 1300 sq.ft. of Accommodation

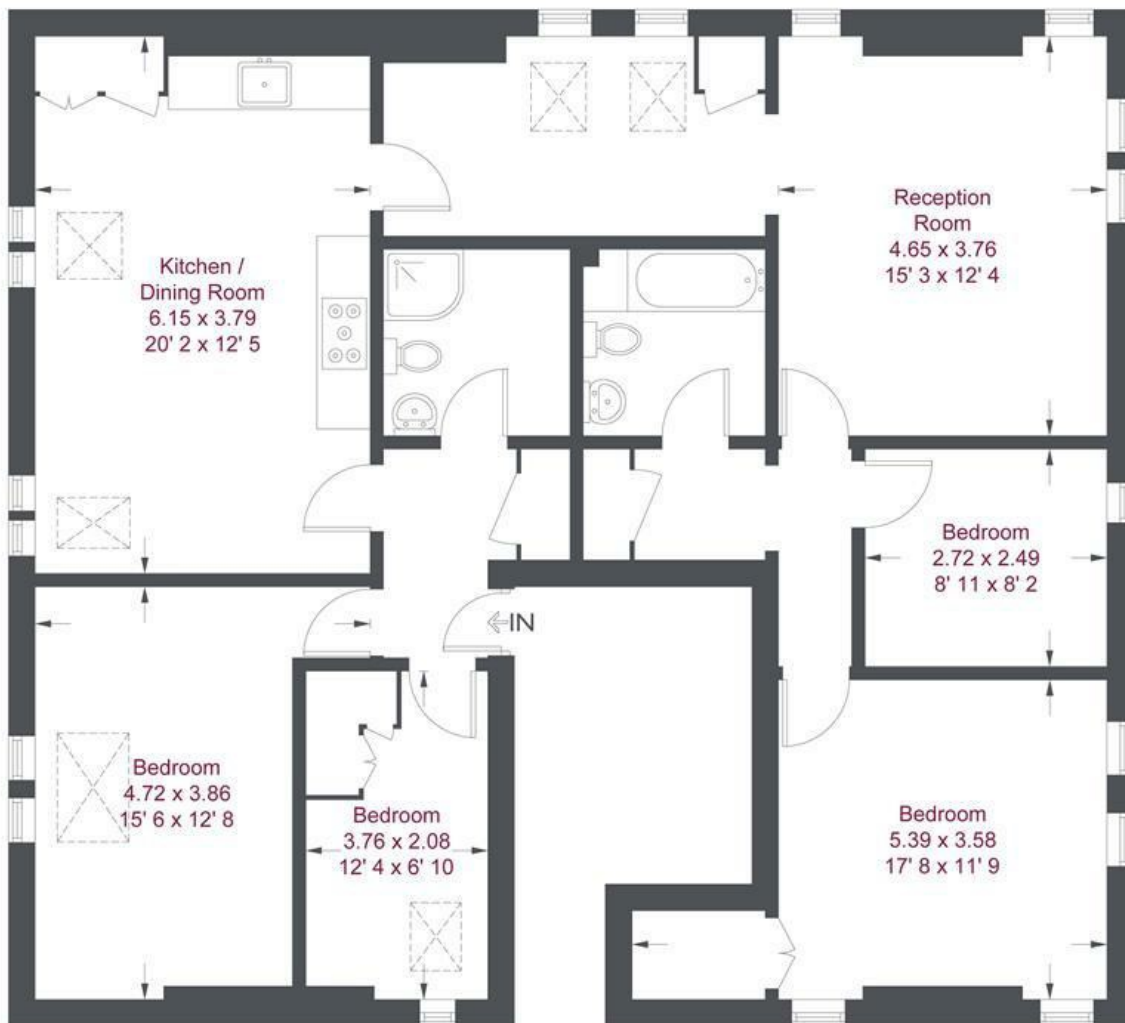


12 Month Minimum Term / £923.07 Holding Deposit



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

0208 878 8688



Third Floor

Lavender House

Approximate Gross Internal Area = 1295 sq ft / 120.3 sq m

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

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		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	61

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

