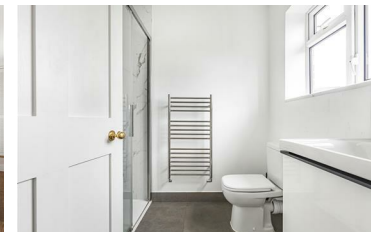




JAMES
ANDERSON



TO LET

£1,900

Lyric Road, London, SW13

A beautifully presented one bedroom flat located on the quiet and highly sought after Lyric Road in Barnes. Moments from Barnes Village, this charming property offers bright, well proportioned accommodation throughout.

The flat benefits from a spacious living room filled with natural light, a well designed separate kitchen, and a comfortable double bedroom. A modern bathroom completes the internal layout, while a private garden provides a rare and desirable outdoor space perfect for relaxing or entertaining.

Lyric Road is ideally located for access to Barnes Station and Barnes Bridge Station, providing swift transport links into central London. The River Thames, local green spaces and an excellent selection of schools are all close by, making this an attractive and convenient place to live.



One Bedroom Apartment



Modern Shower Room



Contemporary Kitchen



Bright Reception Room



EPC E / Council Tax C / Deposit £2,192.30



Barnes Bridge Station



Outstanding Local Schools



Central Barnes



Private Garden



12 Month Minimum Term / Holding Deposit £438.46



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

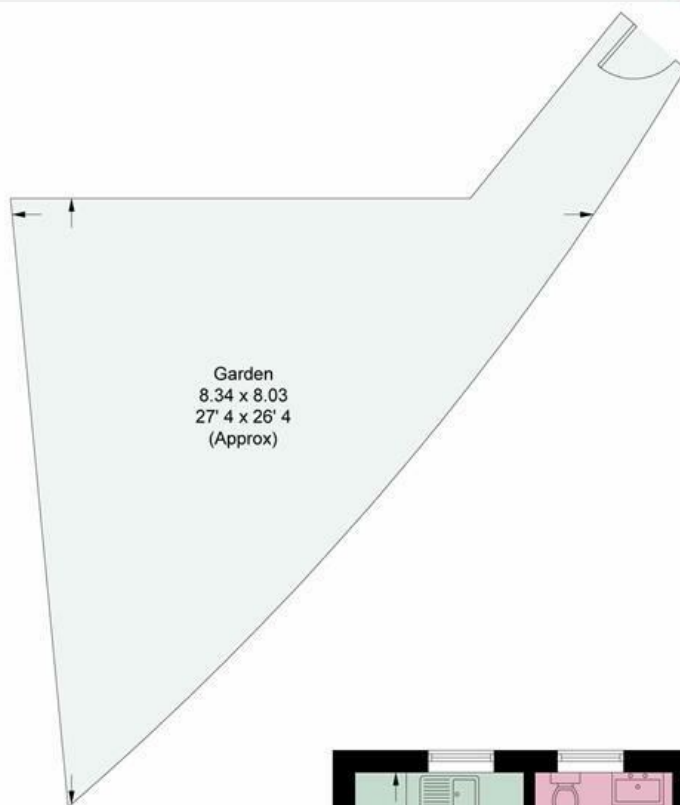
0208 878 8688

Lyric Road

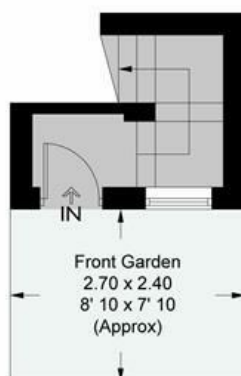
Approximate Gross Internal Area = 544 sq ft / 50.5 sq m



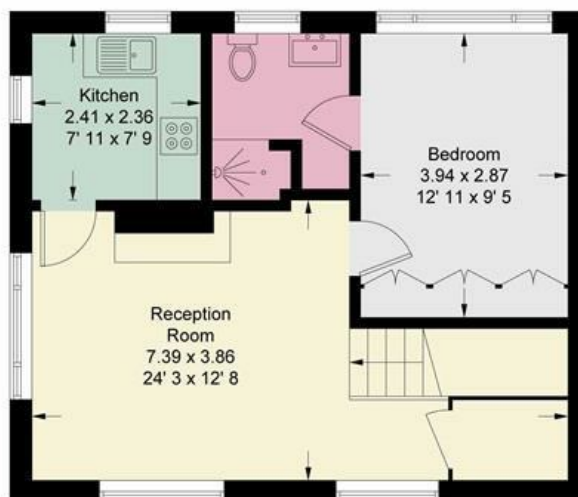
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Ground Floor



Ground Floor
49 sq ft / 4.5 sq m



First Floor
495 sq ft / 46 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
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		
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	

