



JAMES  
ANDERSON



## TO LET

Kilmington Road, Barnes, SW13

**£3,750 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. The property is ideally suited to applicants seeking a 12-month tenancy.



Three Double Bedrooms



Two Bathrooms



Bright Reception



Open Plan Kitchen Living Room



EPC C / Council Tax Band D



Close to Hammersmith Tube



Lowther Primary School



Close to the River Thames



Private Garden



Deposit £4,038.46 / Holding Deposit £807.69



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

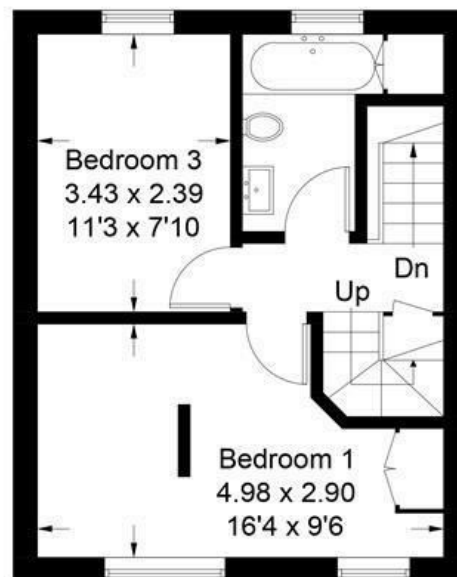
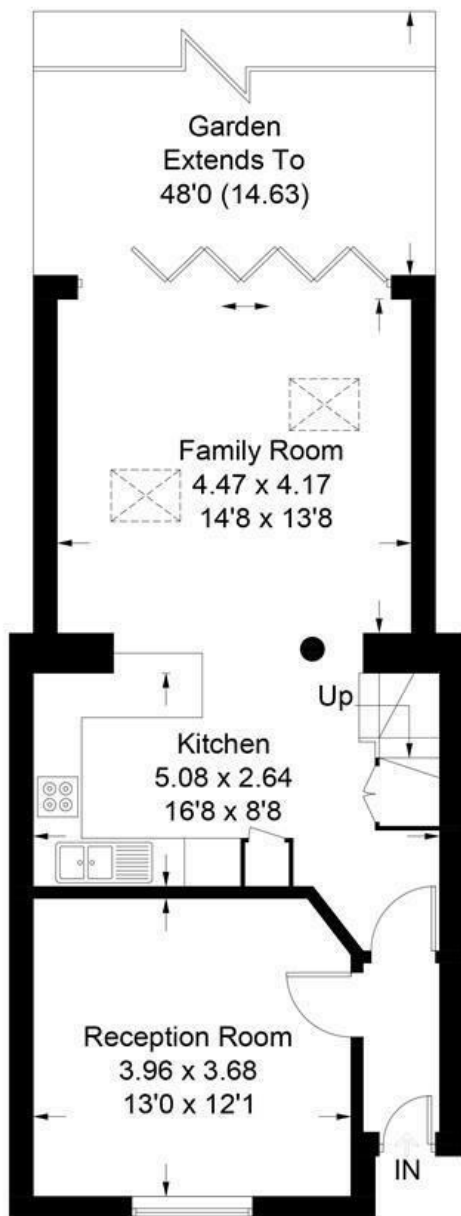


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2018 (ID403530)

| 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 <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
|                                                                 |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

