



## A beautiful 3 bedroom maisonette in the heart of Barnes

**Lyric Road, London, SW13**

£3,500 pcm plus fees apply, Furnished, Unfurnished  
Available from 15.07.2021





- Split level flat
- Bright open plan kitchen/reception room
- All bedrooms have fitted wardrobes
- Principle bedroom has en suite shower room
- Lovely communal garden

#### About this property

A fabulous 3 bedroom apartment located moments from Barnes Village.

The first floor accommodation comprises of a large open plan kitchen and family room, which leads to the large shared garden and 2 double bedrooms with built in storage and family bathroom.

On the second floor there is the principle bedroom room with an en-suite shower room, ample storage and air conditioning. The property is finished to a very high standard.

#### Local Information

Lyric Road is in the heart of Barnes Village with its good mix of shops, bars and restaurants. For the commuter, Barnes Bridge station is 0.3 miles away and offers frequent trains to London Waterloo.

#### Furnishing

Furnished, Unfurnished

#### Local Authority

Richmond Upon Thames  
Council Tax Band = E

#### Energy Performance

EPC Rating = D

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Barnes Lettings Office.  
Telephone: +44 (0) 20 8939 6914.









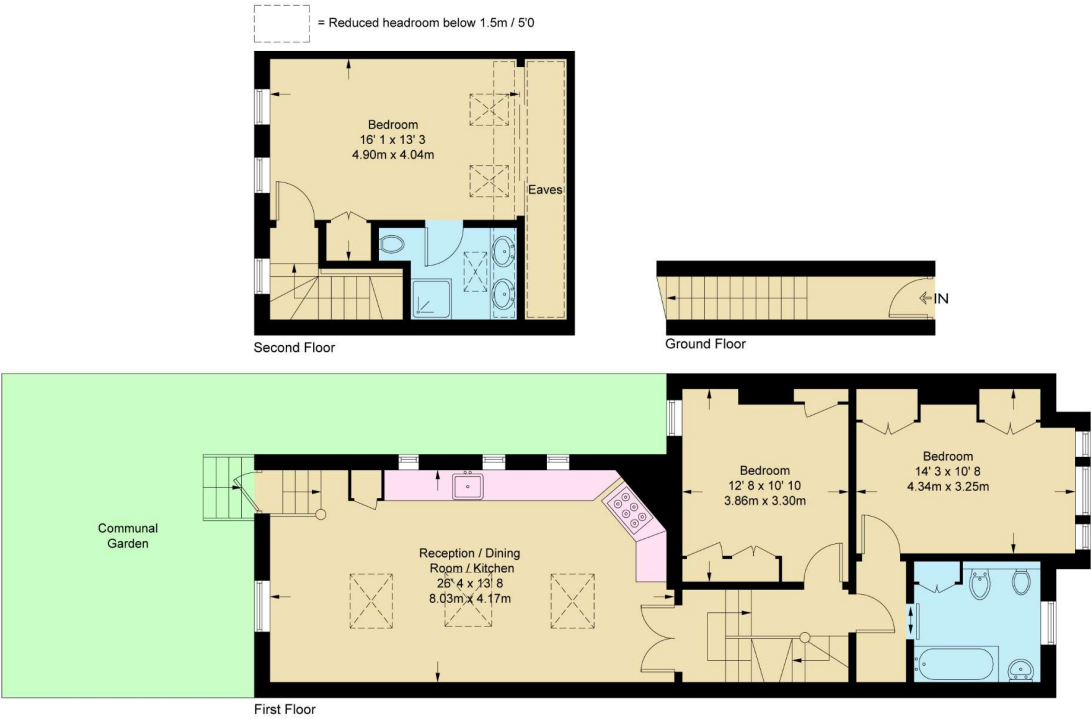
Lyric Road, London, SW13  
Gross Internal Area 1148 sq ft, 106.7 m<sup>2</sup>

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Lyric Road

Approximate Gross Internal Area = 1148 sq ft / 106.6 sq m  
(Excluding Reduced Headroom / Eaves)  
Reduced Headroom / Eaves = 62 sq ft / 5.8 sq m  
Total = 1210 sq ft / 112.4 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+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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\*There are different rules and fees for different tenancy types. For details of our fees and charges please go to Savills.co.uk/tenant-fees. For more detailed information read our applicant guide at savills.co.uk/applicant-guide. Hard copy available on request. . 20210622KOCA

