



**JAMES
ANDERSON**













FOR SALE

£1,500,000

White Hart Lane, Barnes, SW13

Asking Price

Exceptional, refurbished and extended, period family home, located in a highly desirable area of Barnes with a west facing rear garden. This beautifully presented, and larger than average property (over 1700 sq ft) provides superb, modern and light accommodation arranged over three floors. The ground floor offers a lovely, spacious double reception room, with attractive wooden flooring, a cloakroom, and an absolutely stunning, kitchen/dining/family room, which is a particular feature of the property, fitted with integrated appliances, a central island and doors out to the rear garden. The first floor comprises three bedrooms, one with fitted wardrobes and a stylish family bathroom. An impressive loft conversion has created a dual aspect double bedroom with Juliet balcony and en-suite shower room, plus an additional bedroom, giving this property five double bedrooms. The rear garden is a good size and enclosed with a westerly aspect and rear pedestrian access. White Hart Lane is a popular location close to outstanding local schools and is conveniently placed for the shops and amenities on White Hart Lane and Barnes Village. Barnes Bridge Station is a short walk away. Council Tax Band F.

-  Five Double Bedrooms
-  Stylish Bathroom, En-Suite & Cloakroom
-  Spacious Double Reception Room
-  Stunning Kitchen/Dining/Family Room
-  EPC Rating D / Council Tax F / Freehold
-  Barnes Bridge Station
-  Outstanding Local Schools
-  Beautifully Extended & Refurbished
-  West Facing Rear Garden
-  Period Mid-Terrace Property



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

020 8876 0100

White Hart Lane

Approximate Gross Internal Area = 1701 sq ft / 158.1 sq m
 (Excluding Reduced Headroom / Eaves)
 Reduced Headroom / Eaves = 129 sq ft / 12 sq m
 Total = 1830 sq ft / 170.1 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			87
(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	

