



**JAMES
ANDERSON**













FOR SALE

£650,000

78a White Hart Lane, Barnes, SW13

Guide Price

A stylish three bedroom, ground floor apartment neatly situated on White Hart Lane in Barnes, close to local shops and amenities. This spacious property (approx 828 sq ft) has accommodation arranged to provide three bedrooms, one with fitted wardrobes, with another having access out to the rear garden. There is a stylish family bathroom and the living space is open-plan, incorporating a fantastic kitchen area, with stone worktops, breakfast bar, integrated appliances and doors out to the front garden area, which is mostly paved. The property further benefits from gas heating and a private, mostly paved and enclosed rear garden. The property is available for sale with a new lease and no onward chain.

-  Three Bedrooms
-  Stylish Bathroom
-  Spacious Open-Plan Living Area
-  Modern Kitchen With Integrated Appliances
-  EPC Rating C / Council Tax (tbc) / Leasehold
-  Barnes Bridge Station
-  Outstanding Local Schools
-  Private Rear Garden
-  No Onward Chain
-  Ground Floor Apartment

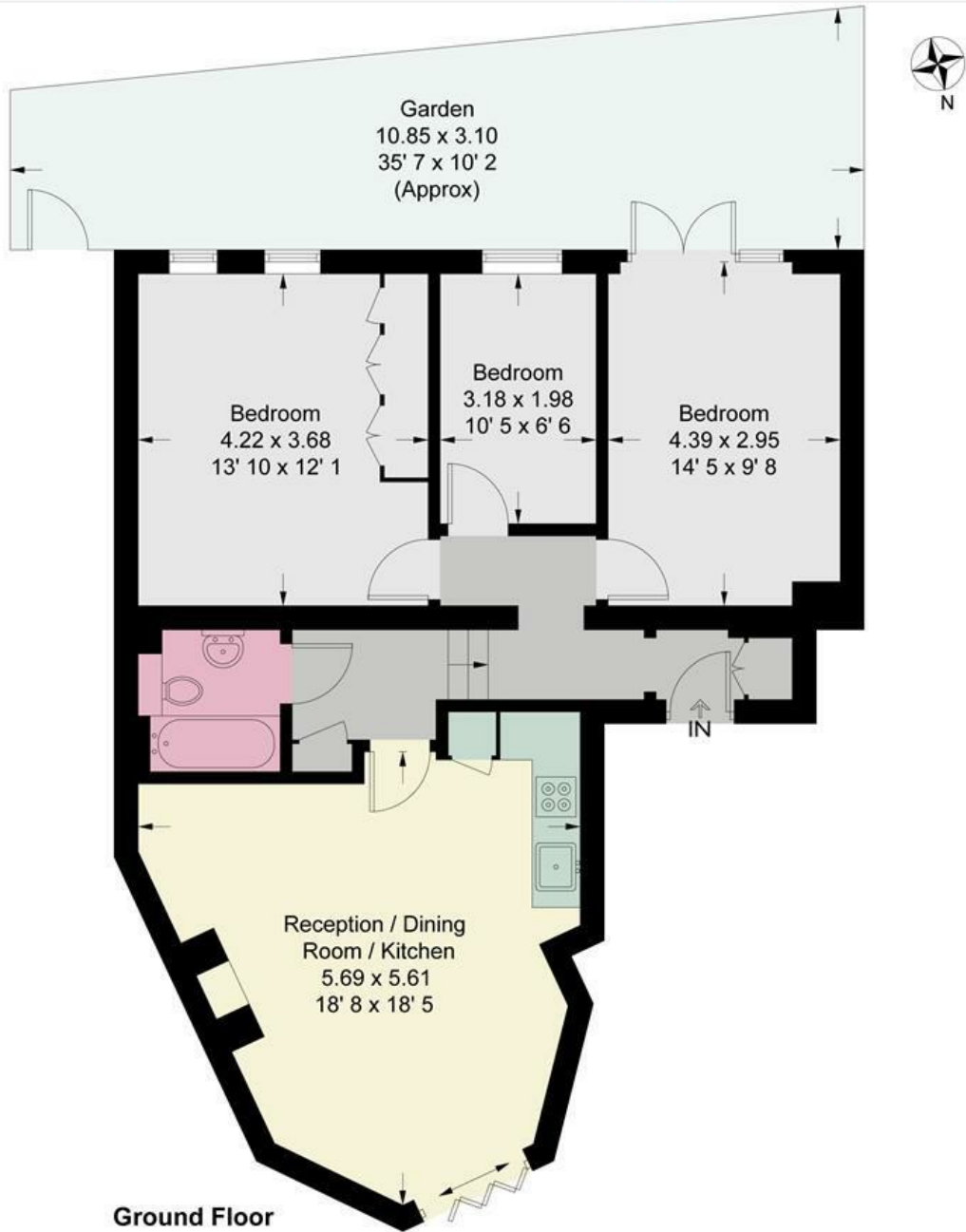


Coco Court

Approximate Gross Internal Area = 828 sq ft / 76.9 sq m



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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		
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Not environmentally friendly - higher CO ₂ emissions		
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