



**JAMES
ANDERSON**



FOR SALE

£450,000

White Hart Lane, Barnes, SW13

Guide Price

A charming ground floor maisonette, neatly situated on White Hart Lane in Barnes, close to local shops and amenities, and is available for sale with no onward chain. Leading from the entrance hall, the accommodation is arranged to provide a lovely reception room, with attractive fireplace and bay window, a double bedroom, modern fitted bathroom, and a kitchen/breakfast room at the rear of the property, that has access out to a private, enclosed westerly facing garden, which has a useful rear access. Other features include, attractive wooden flooring, gas heating and ample storage. Barnes Bridge Station is few minutes walk away, along with Barnes Village. The schools in the area include St Paul's School, The Harrodian, The Swedish School, Ibstock Place School, St Osmunds' (RC) and Barnes Primary School.

-  One Double Bedroom
-  Barnes & Barnes Bridge Stations
-  Modern Bathroom
-  Excellent Local Schools
-  Reception Room with Fireplace and Bay Window
-  No Onward Chain
-  Modern Kitchen/breakfast Room
-  Private Enclosed Rear Garden
-  EPC Rating C / Council Tax D / Leasehold
-  Period Ground Floor Maisonette





White Hart Lane

Approximate Gross Internal Area = 560 sq ft / 52 sq m
 (Excluding Reduced Headroom)
 Reduced Headroom = 6 sq ft / 0.6 sq m
 Total = 566 sq ft / 52.6 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact
 All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	74

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

