



**JAMES
ANDERSON**



FOR SALE

£275,000

White Hart Lane, Barnes, SW13

A second floor apartment available for sale with no onward chain, close to the local shops and amenities on White Hart Lane and Barnes Village. The property is arranged to provide one or two bedrooms, depending on your preference, with a large kitchen/dining room that has also been used by previous occupants as a living area. There is a separate bathroom. The property is in need of some updating, but would be ideal for an investment property, second home or a buy-to-let. The schools in the area include Barnes Primary School, The St Paul's School, The Harroddian School, The Swedish School, Ibstock Place School, and St Osmunds (RC) to name a few. The property is also within walking distance of Barnes Bridge, Barnes and Mortlake stations.

Leasehold
999 Years Remaining
Service Charges = Ad Hoc
No ground rent

-  One/Two Bedrooms
-  Barnes Bridge Station
-  Fitted Bathroom
-  Outstanding Local Schools
-  Living Area
-  No Onward Chain
-  Kitchen/Dining/Reception Room
-  Close To Local Shops & Amenities
-  EPC Rating C / Council Tax D / Leasehold
-  Second Floor Apartment



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

020 8876 0100

White Hart Lane

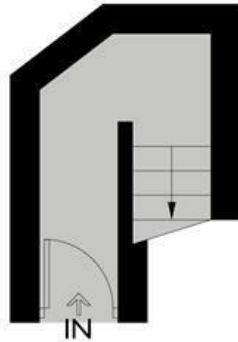
Approximate Gross Internal Area = 429 sq ft / 39.8 sq m
 (Excluding Reduced Headroom)
 Reduced Headroom = 158 sq ft / 14.7 sq m
 Total = 587 sq ft / 54.5 sq m



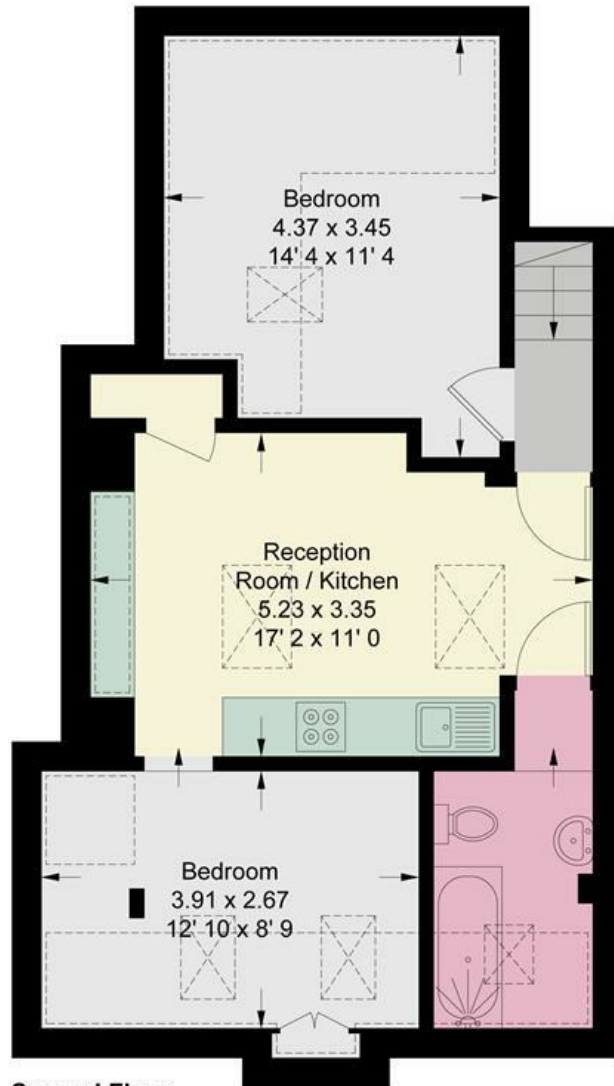
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= Reduced headroom below 1.5m / 5'0



First Floor
44 sq ft / 4.1 sq m



Second Floor
543 sq ft / 50.4 sq m
(Including Reduced Headroom)

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		69	77
(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		69	80
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