



**JAMES  
ANDERSON**



## FOR SALE

**£550,000**

### White Hart Lane, Barnes, SW13

A spacious ground floor maisonette available for sale with no onward chain, with a large private rear garden, close to the local shops and amenities on White Hart Lane and Barnes Village. The property is arranged to provide three or four bedrooms, depending on your preference, with a large kitchen/dining room that is open plan to the living area. There is a family bathroom off the kitchen, plus two separate cloakrooms. There is a large west-facing rear garden that is mostly laid to lawn, with a decked area and a shed. The property is in need of some updating, but you could reconfigure the layout to make it a lovely, light and spacious property, ideal for an investment, or even a family home. The schools in the area include Barnes Primary School, The St Paul's School, The Harrodian School, The Swedish School, and Istock Place School to name a few. The property is also within walking distance of Barnes Bridge, Barnes and Mortlake stations.

Leasehold  
999 Years Remaining  
No Service Charges or Ground Rent

-  Three/Four Bedrooms
-  Bathroom & Two Cloakrooms
-  Open-Plan Living Area
-  Kitchen/Dining Room
-  EPC Rating C / Council Tax E / Leasehold
-  Barnes Bridge Station
-  Outstanding Local Schools
-  Large Private West-Facing Garden
-  No Onward Chain
-  Ground Floor Maisonette



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

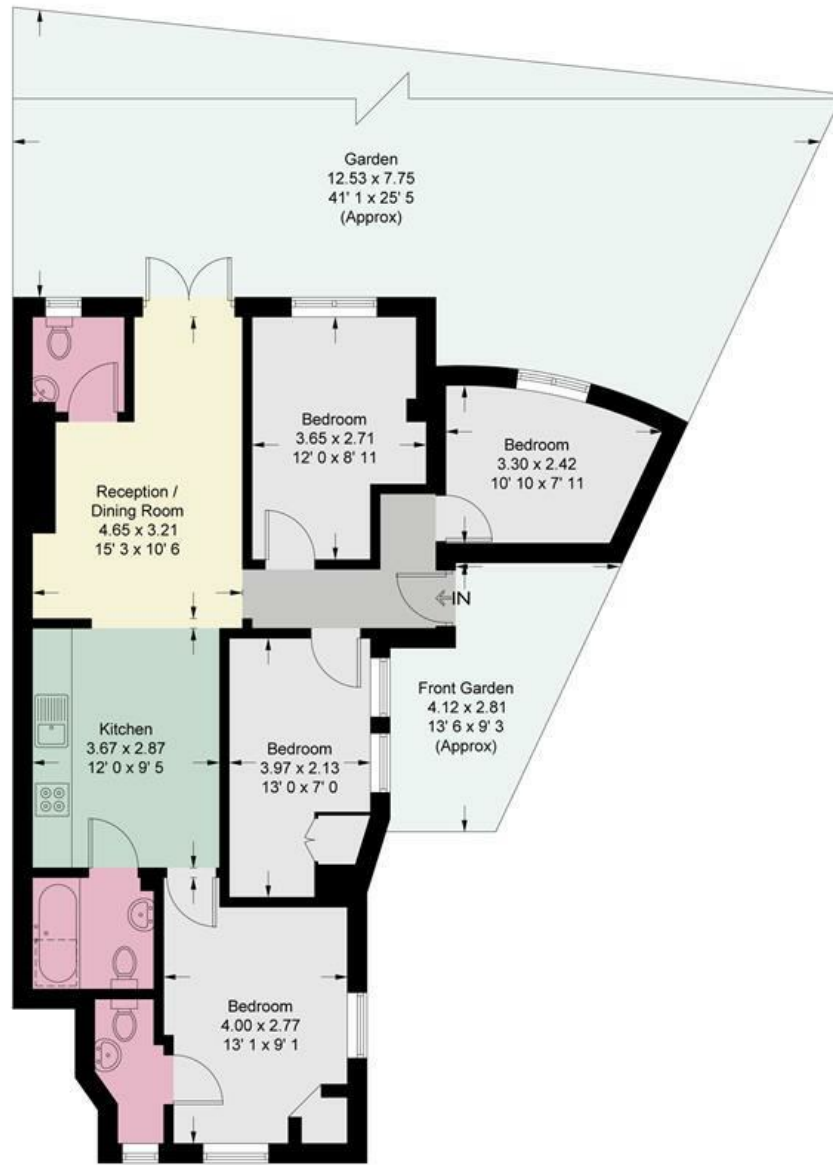
020 8876 0100

# White Hart Lane

Approximate Gross Internal Area = 776 sq ft / 72.1 sq m  
 (Excluding Reduced Headroom)  
 Reduced Headroom = 4 sq ft / 0.4 sq m  
 Total = 780 sq ft / 72.5 sq m



= Reduced headroom below 1.5m / 5'0



Ground Floor

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>72</b>	<b>78</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>71</b>	<b>78</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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