



**JAMES
ANDERSON**



TO LET

White Hart Lane, Barnes, SW13

£2,000 Per Month

Per Month

Let Agreed

Welcome to this charming property located on White Hart Lane in the sought-after area of Barnes. This delightful flat conversion boasts two spacious double bedrooms, perfect for a couple or professionals looking for extra space. With two modern bathrooms, convenience is key in this lovely home.

The property features an open-plan kitchen reception area, ideal for entertaining guests or simply relaxing after a long day. The layout offers a seamless flow between the kitchen and living space, creating a warm and inviting atmosphere.

Situated on White Hart Lane, this property benefits from a prime location with easy access to all the amenities Barnes has to offer. Additionally, being close to Barnes Bridge Station, commuting to and from the city is a



Two Double Bedrooms



Two Bathrooms



Light & Spacious Living Room



Spacious Kitchen



EPC Rating C | Council Tax C | Holding Deposit £461.54



Barnes Bridge Station



River Thames



White Hart Lane



Furnished



12 Month Minimum Term/ Deposit £2,307.69



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

0208 878 8688

White Hart Lane

Approximate Gross Internal Area = 790 sq ft / 73.4 sq m
 (Excluding Reduced Headroom)
 Reduced Headroom = 60 sq ft / 5.6 sq m
 Total = 850 sq ft / 79 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			
(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	70	79

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		

