



**JAMES
ANDERSON**



FOR SALE

£425,000

9-11 White Hart Lane, Barnes, SW13

Asking Price

Chelsea House is a modern, purpose built apartment block, ideally situated for all of the local shops and amenities at the end of White Hart Lane in Barnes. This light and spacious apartment (approx 562 sq ft) is located on the first floor, and is arranged to provide a spacious double bedroom, with ample fitted wardrobes and a modern bathroom that leads from the hallway. There is a spacious living/dining room that incorporates a modern kitchen area with stone worktops and integrated appliances. The property is available for sale with no onward chain. Barnes Bridge Station is few minutes walk away, along with Barnes village. The schools in the area include St Paul's School, The Harroddian, The Swedish School, Ibstock Place School, St Osmonds' (RC) and Barnes Primary School.



One Double Bedroom



Stylish Modern Bathroom



Spacious Open-Plan Living



Modern Kitchen With Intergrated Appliances



EPC Rating C / Council Tax C / Leasehold



Barnes Bridge Station



Excellent Local Schools



No Onward Chain



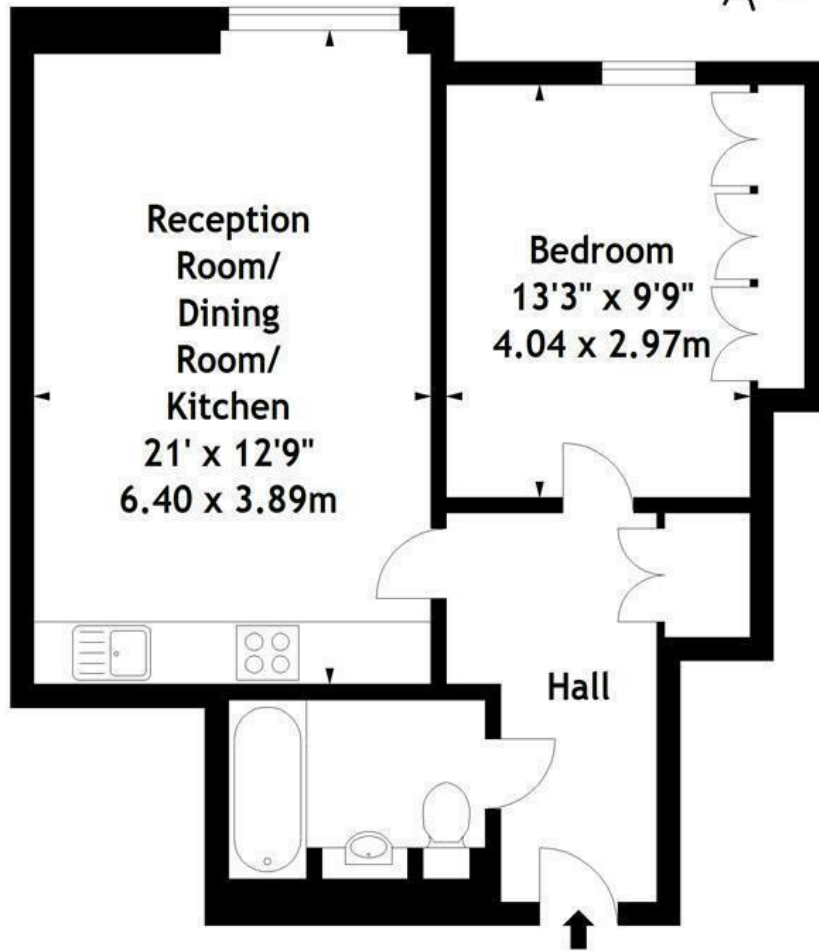
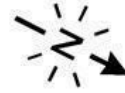
Ideal FTB or BTL Investment



Modern Purpose Built Apartment



Chelsea House, SW13
 Approx. Gross Internal Area
 562 Sq Ft - 52.21 Sq M



First Floor

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.

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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		
	77	79
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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

