



JAMES  
ANDERSON



## TO LET

47 White Hart Lane, Barnes, SW13

**£1,000 Per Calendar**

Per Calendar Month

A charming self-contained studio apartment located on sought-after White Hart Lane. This stylish property features a bright and spacious studio room with built-in cupboards and shelving, a modern open-plan kitchen, and a contemporary shower room. Additional eaves storage offers excellent practicality. The apartment boasts its own private entrance and is ideally positioned moments from the cafes, restaurants, and shops of White Hart Lane. The River Thames and Barnes Bridge Station are just a short stroll away, making it perfect for convenience and connectivity.



Studio Apartment



Modern Shower Room



Large Studio Room



Open Plan Kitchen



EPC / Council Tax / Deposit £1153.84



Barnes Bridge Station



Private Building



White Hart Lane



River Thames



12 month Minimum Term / £230.76 Holding Deposit



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

**0208 878 8688**

# White Hart Lane

Approximate Gross Internal Area = 199 sq ft / 18.5 sq m

(Excluding Reduced Headroom)

Reduced Headroom = 21 sq ft / 1.9 sq m

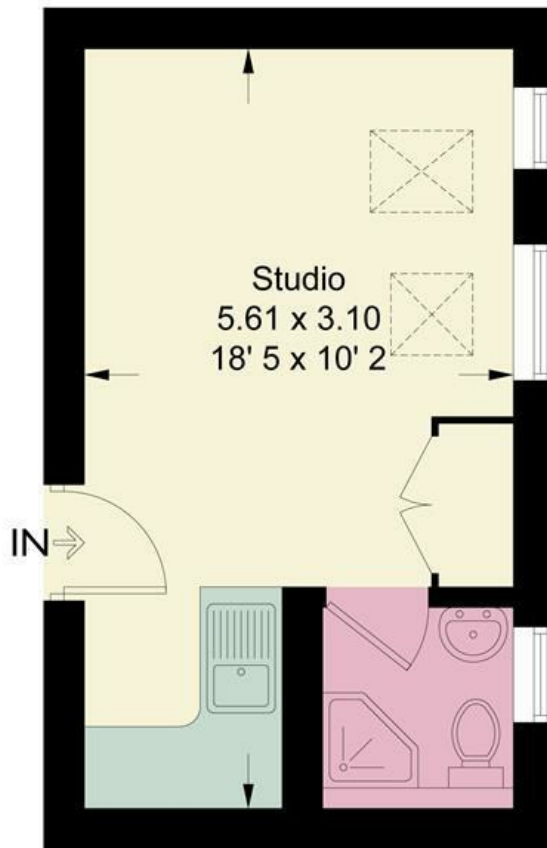
Total = 220 sq ft / 20.4 sq m



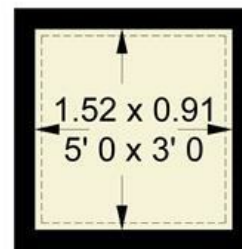
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= Reduced headroom below 1.5m / 5'0



**Ground Floor**  
196 sq ft / 18.2 sq m



**Mezzanine**  
24 sq ft / 2.2 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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</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>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

