



**JAMES
ANDERSON**

White Hart Lane
Barnes SW13
£1,095,000



White Hart Lane Barnes SW13

Stunning modern penthouse apartment with an impressive terrace, a parking space, and is ideally situated for all of the local shops and amenities on White Hart Lane in Barnes. This light and spacious property (approx. 1470 sq ft) occupies the second floor, and is arranged to provide three generous double bedrooms, two of which have fitted wardrobes, with the principal bedroom suite, and the second bedroom both benefitting from stylish en-suite bathrooms. There is a large guest cloakroom. The living area is open-plan, spacious and light, which incorporates a contemporary kitchen area, with stylish worktops and integrated appliances, and has direct access, along with the principal bedroom, out to a large, private and enclosed terrace with lovely rooftop views. The apartment further benefits from being recently decorated, with new carpets, gas heating and has an allocated parking space at the rear of the building, accessed via secure electric gates. Barnes Bridge Station is few minutes walk away, along with Barnes village. The schools in the area include The St Paul's School, The Harroddian, The Swedish School, Ibstock Place School, St Osmunds' (RC), and Barnes Primary School. The property is for sale with no onward chain.

Leasehold - 999 Years Remaining
Service Charges = £3540.98 per annum.
Peppercorn Ground Rent















A white, wall-mounted toilet with a closed lid, positioned on the left side of the bathroom.

A white, wall-mounted vanity unit with a rectangular sink and a chrome faucet. It has two drawers below the sink.

A large, rectangular mirror with a silver frame, mounted on the wall above the vanity. It reflects the shower area and the ceiling.

A glass shower enclosure with a white bathtub. The shower area includes a chrome showerhead and a handheld shower wand. The walls are tiled with beige tiles.

A white, rectangular light switch or control panel mounted on the wall to the left of the vanity.

A square, metallic electrical outlet or switch plate mounted on the wall to the left of the vanity.

A small, square, metallic electrical outlet or switch plate mounted on the wall above the vanity.

A small, metallic towel rack mounted on the wall to the left of the toilet.




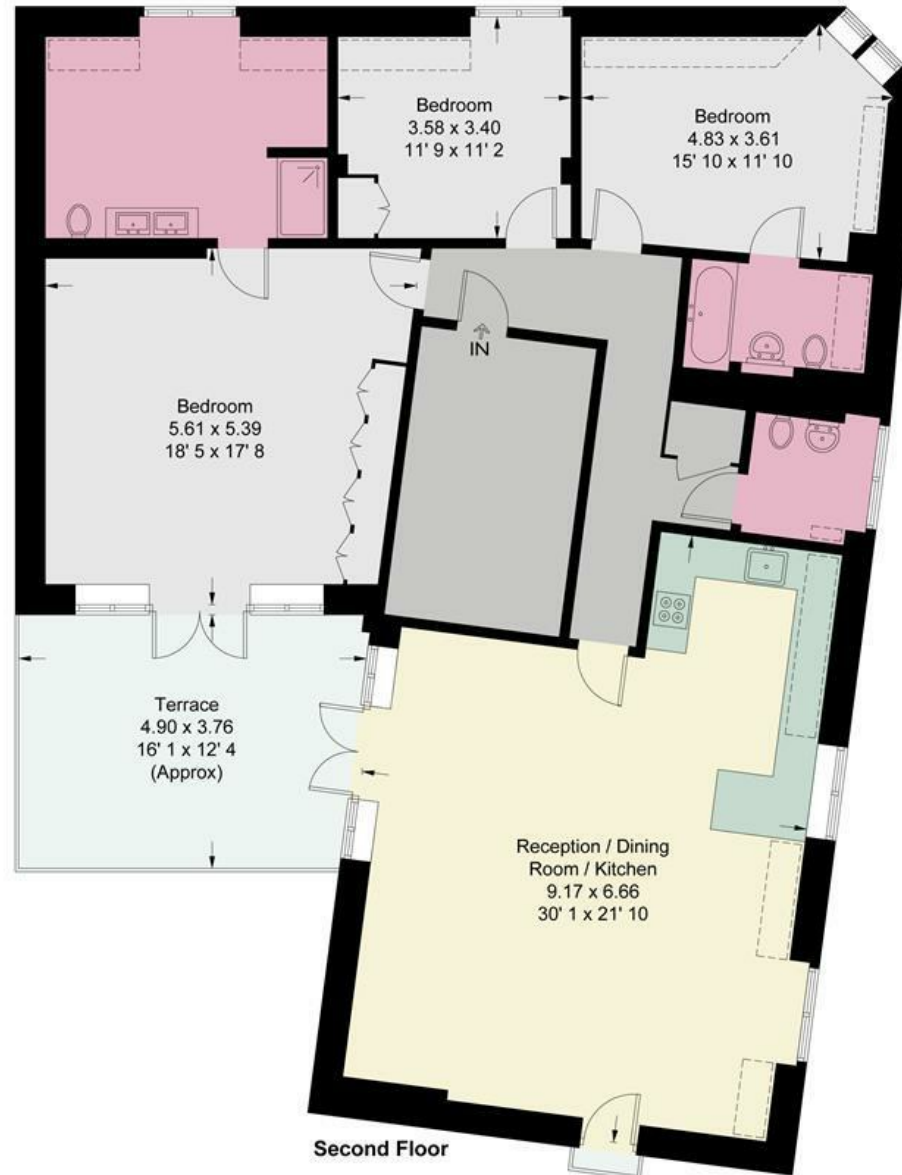
Penn House

Approximate Gross Internal Area = 1476 sq ft / 137.2 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 79 sq ft / 7.3 sq m
Total = 1555 sq ft / 144.5 sq m



JAMES
ANDERSON

 = Reduced headroom below 1.5m / 5'0"



JAMES
ANDERSON

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.





64 Barnes High Street
Barnes
SW13 9LD

020 8876 0100
sales@jabarnes.co.uk
www.jamesanderson.co.uk

