



**JAMES  
ANDERSON**

White Hart Lane  
Barnes SW13  
£1,495,000



## White Hart Lane Barnes SW13

Impressive town house neatly situated along White Hart Lane in Barnes, close to the local shops and amenities, and is available for sale with no onward chain. This fabulous home offers spacious accommodation (approaching 1900 square feet) arranged over four floors to provide four double bedrooms, all with stylish en-suite facilities. The living accommodation is on the ground floor with a lovely reception room at the front of the property, a guest cloakroom, and a fantastic light and modern kitchen/dining/family room at the rear, which incorporates a contemporary kitchen/breakfast area, with stylish worktops and integrated appliances, and has direct access out to a private rear garden. The property further benefits from being recently decorated, has ample storage, gas heating, and has two allocated parking spaces 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 Harrodian, The Swedish School, Ibstock Place School, St Osmunds' (RC), and Barnes Primary School.

Freehold

Estate Charges = £640.60pa per annum









ESPRESSO  
MACCHIATO  
CORTADO  
CAFÉ AU LAIT  
LONG BLACK  
CAFÉ LATTE  
AMERICANO  
FLAT WHITE  
CAPPUCCINO  
MOCHA

00 00 00





A white, square ventilation fan with a circular grille, mounted on the wall.

A large, rectangular skylight with a wooden frame, set into the ceiling.

A large, rectangular mirror mounted above the vanity, reflecting the shower area and the skylight.

A square, chrome flush plate for the toilet, mounted on the wall.

A white, rectangular vanity unit with a white sink and a chrome faucet, mounted on the wall.

A white, modern toilet with a chrome flush plate, positioned in the foreground.

A white, rectangular bathtub with a chrome showerhead and a glass shower enclosure, positioned on the right side of the room.







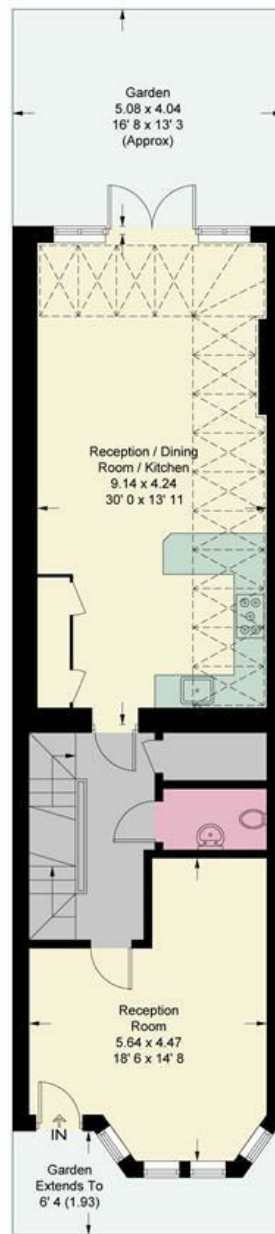
# White Hart Lane

Approximate Gross Internal Area = 1883 sq ft / 174.9 sq m  
(Including Reduced Headroom)

Reduced Headroom = 48 sq ft / 4.5 sq m

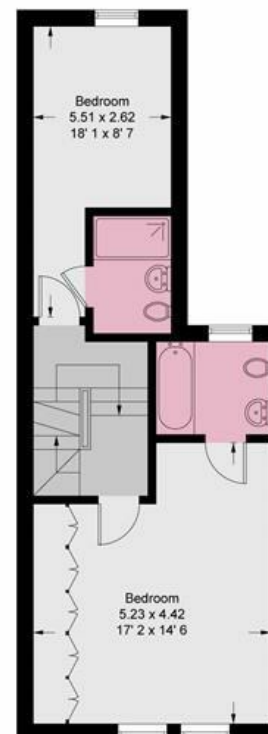


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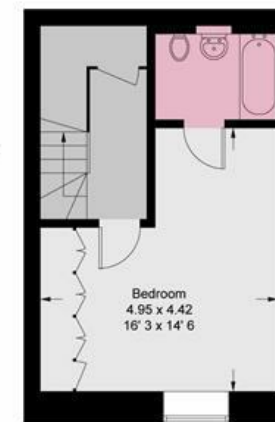


Ground Floor  
784 sq ft / 72.8 sq m

■ Reduced headroom below 1.5m / 5'0



First Floor  
500 sq ft / 46.5 sq m



Lower Ground Floor  
324 sq ft / 30.1 sq m



Second Floor  
275 sq ft / 25.5 sq m  
(Including Reduced Headroom)



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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.





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