



**JAMES
ANDERSON**



FOR SALE

£750,000

White Hart Lane, Barnes, SW13

Penn House is a stylish, modern, purpose built apartment with a private garden, 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. 940 sq ft) is located on the ground floor, and is arranged to provide two generous double bedrooms, both with fitted wardrobes, the principal bedroom benefitting from an en-suite shower room, whilst the second bedroom has use of a stylish modern bathroom. 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 out to a private enclosed garden. 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 Harrodian, The Swedish School, Ibstock Place School, St Osmonds' (RC), and Barnes Primary School. The property is for sale with no onward chain.

Leasehold - 999 Years Remaining
Service Charges = £2263.51
Peppercorn Ground Rent



Two Double Bedrooms



En-Suite Shower Room & Bathroom



Light & Spacious Open-Plan Living Space



Stylish Kitchen With Integrated Appliances



EPC Rating C / Council Tax D / Leasehold



Barnes Bridge Station



Outstanding Local Schools



Secure Allocated Parking



Private Rear Garden

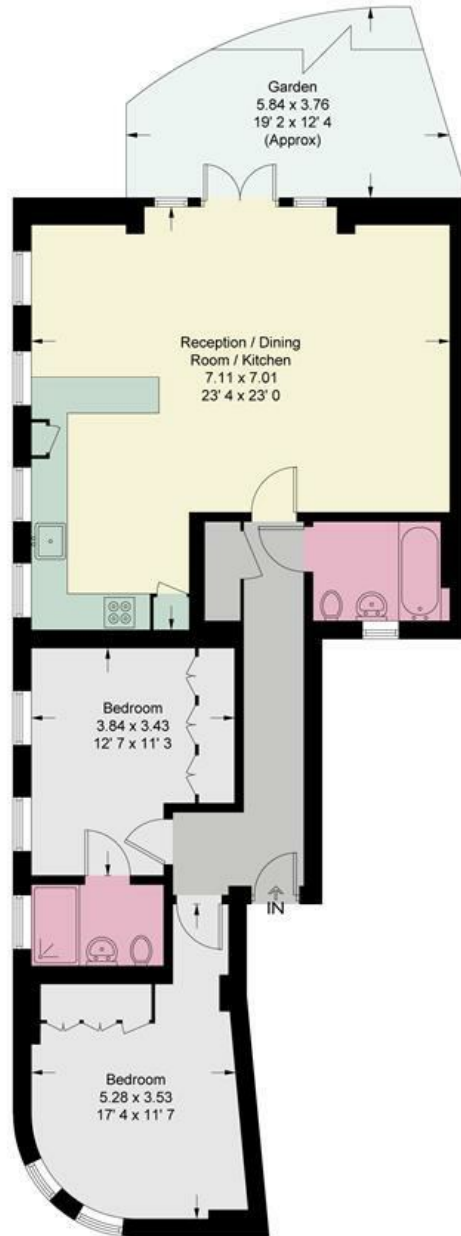


Modern Ground Floor Apartment



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

020 8876 0100



Ground Floor

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		77	77
(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		

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		

