



**JAMES  
ANDERSON**



## FOR SALE

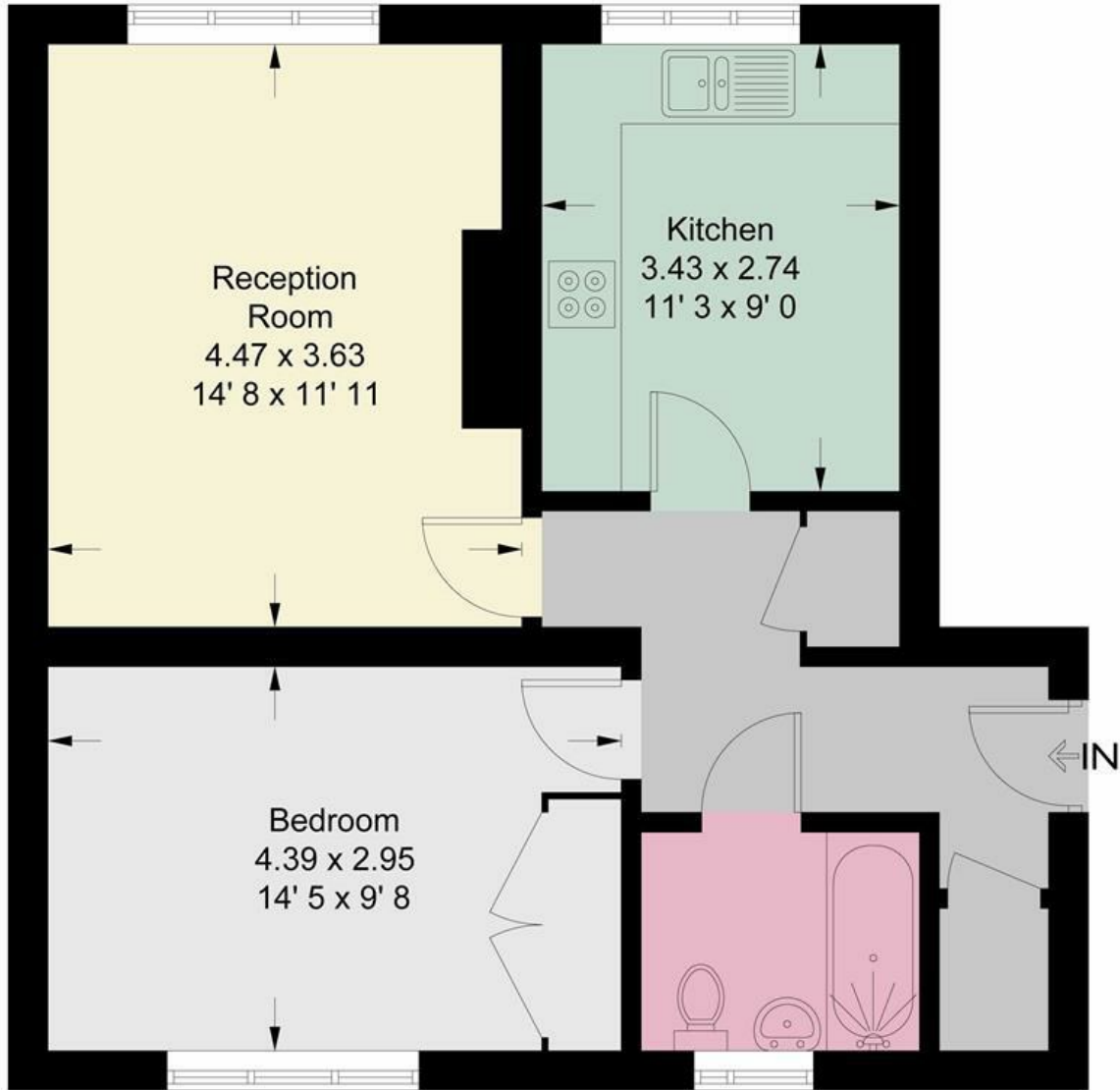
**£395,000**

### White Hart Lane, Barnes, SW13

A one bedroom, purpose built apartment, neatly positioned in a quiet location easily accessible to Barnes village, which is available for sale with no onward chain. This generous apartment is positioned on the ground floor with accommodation arranged to provide a spacious living room, a kitchen/breakfast room, double bedroom with fitted storage, and a well-equipped modern bathroom. The property further benefits from a large storage cupboard on the ground floor and has access to communal gardens at the front and rear of the building. There are a number of excellent schools in the area, including St Osmunds RC Primary School, The St Paul's School & St Paul's Juniors, The Harrodian School and The Swedish School to name but a few. For the commuter, Barnes and Barnes Bridge stations provides a frequent service to Clapham Junction, Vauxhall and London Waterloo. For London Underground services, Hammersmith, Putney Bridge and Richmond offer access into The West End and The City.

-  One Double Bedroom
-  Modern Bathroom
-  Large Reception
-  Kitchen/Breakfast Room
-  EPC Rating C / Council Tax D / Leasehold
-  Barnes & Barnes Bridge Stations
-  Excellent Local Schools
-  Close To Local Shops & Amenities
-  No Onward Chain
-  Purpose-Built Ground Floor Apartment





## 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) <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	<b>72</b>	<b>79</b>

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		

