



JAMES  
ANDERSON

White Hart Lane  
Barnes SW13  
£1,350,000





## White Hart Lane Barnes SW13

A period family home located in the Little Chelsea area of Barnes, close to the local shops and amenities on White Hart Lane. This larger than average property (approx 1800 sq ft) provides spacious and well-proportioned accommodation arranged over four floors. The ground floor offers a lovely, spacious double reception room, with attractive fireplace, with steps down to an extended kitchen/dining room, fitted with integrated appliances, a central island and doors out to the garden. Stairs lead from the hallway down to the lower ground floor rooms, including a utility room and useful additional storage. The first floor comprises three bedrooms, one with fitted wardrobes and a modern family bathroom. A spacious double bedroom is located on the second floor and has a modern en-suite shower room. The rear garden is a good size, laid with decking and paving with a variety of flowers, plants and shrubs and rear access. White Hart Lane is a popular location close to Barnes primary school and conveniently placed for the shops and amenities on White Hart Lane and Barnes Village. Barnes Bridge Station is a short walk away.



































# White Hart Lane

Approximate Gross Internal Area = 1802 sq ft / 167.4 sq m

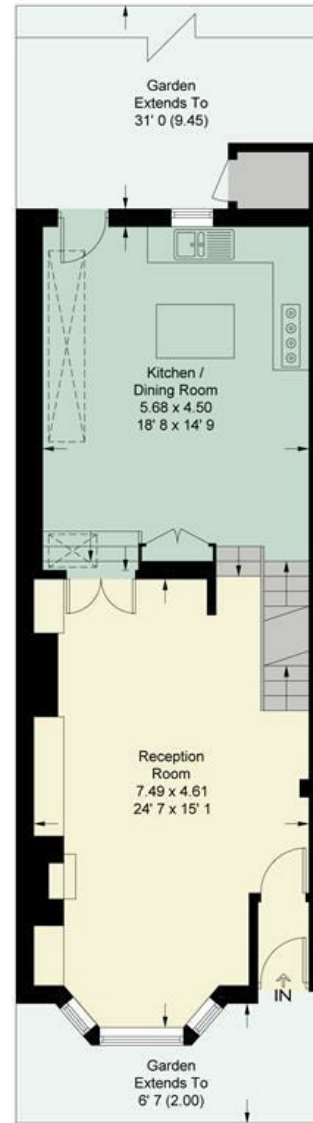
(Including Reduced Headroom / Eaves / Store)

Reduced Headroom / Eaves = 106 sq ft / 9.9 sq m

Store = 12 sq ft / 1.1 sq m



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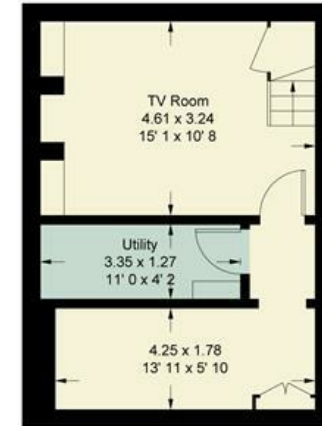


Ground Floor  
635 sq ft / 59 sq m

= Reduced headroom below 1.5m / 5'0"



First Floor  
511 sq ft / 47.5 sq m



Basement  
322 sq ft / 29.9 sq m



Second Floor  
322 sq ft / 29.9 sq m  
(Including Reduced Headroom / Eaves)



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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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