



JAMES  
ANDERSON



## FOR SALE

**£475,000**

### White Hart Lane, Barnes, SW13

A charming ground floor maisonette, neatly situated on White Hart Lane in Barnes, close to the local shops and amenities, and is available for sale with no onward chain. Leading from the entrance hall, the accommodation is arranged to provide a lovely bay-fronted reception room, with attractive fireplace, a double bedroom with fitted wardrobes, modern fitted bathroom, and a kitchen/breakfast room at the rear of the property, that has access out to a private, enclosed westerly facing garden, which has a useful rear access. Other features include, attractive wooden flooring, gas heating and ample storage. 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.



One Double Bedroom



Modern Bathroom



Reception Room with Fireplace and Bay Window



Modern Kitchen/breakfast Room



EPC Rating D / Council Tax D / Leasehold



Barnes & Barnes Bridge Stations



Excellent Local Schools



No Onward Chain



Private Enclosed Rear Garden



Period Ground Floor Maisonette



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

**020 8876 0100**

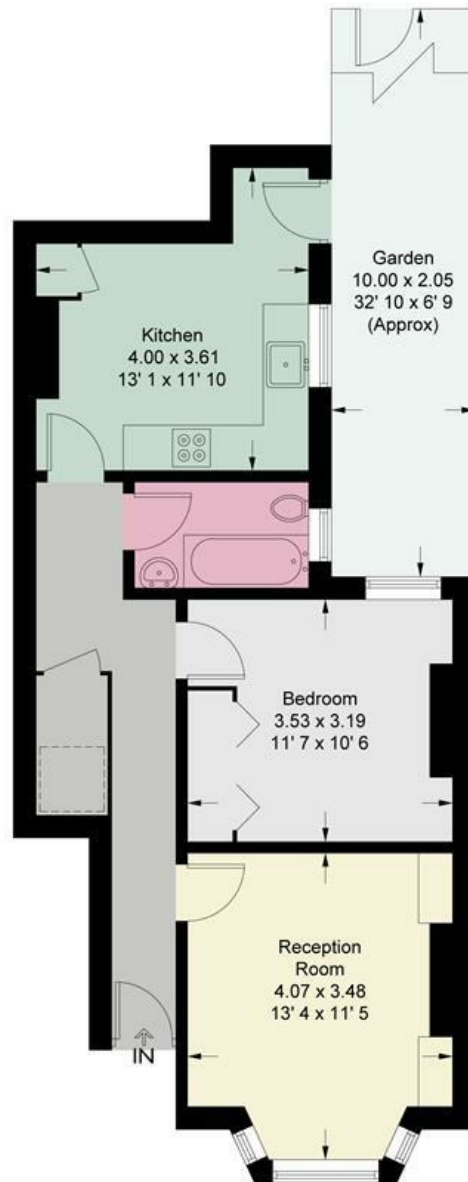
# White Hart Lane

Approximate Gross Internal Area = 553 sq ft / 51.4 sq m  
(Including Reduced Headroom)  
Reduced Headroom = 7 sq ft / 0.7 sq m



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= Reduced headroom below 1.5m / 5'0



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		
	64	74
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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	

