



JAMES
ANDERSON



TO LET

White Hart Lane, Barnes, SW13

£7,000 Per Month

Per Month

An exceptional, refurbished, and extended period family home located within moments of the River Thames. This larger-than-average property provides superb, modern, and light accommodation arranged over three floors.

The ground floor features a spacious double reception room with Crittall doors, allowing the space to be divided into two separate areas if desired. There is also a cloakroom and a generous kitchen/dining/family room, complete with integrated appliances, an island, and bi-folding doors opening onto the rear garden.

The first floor comprises a double bedroom with fitted wardrobes and a stylish family bathroom with a separate shower. There is a large principal room with a stunning en suite and built-in storage.

The second floor offers two large double bedrooms with storage and an additional shower room.

- Four Double Bedrooms
- Exceptional Shower & Bathrooms
- Bright & Spacious Reception
- Stunning, Extended Kitchen/Family Room
- EPC C / Council Tax G / £9,692.28 Deposit

- Barnes Bridge Station
- Outstanding Local Schools
- Westerly Facing Rear Garden
- Beautifully Presented
- 12 Month Minimum Term / Holding Deposit £1,615.38



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

0208 878 8688

White Hart Lane

Approximate Gross Internal Area = 2339 sq ft / 217.3 sq m
(Including Reduced Headroom / Eaves Storage)
Reduced Headroom / Eaves Storage = 298 sq ft / 27.7 sq m



JAMES
ANDERSON



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	70	80
(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	75	85
(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	

