



**JAMES  
ANDERSON**



**FOR SALE**



**£720,000**

**White Hart Lane, Barnes, SW13**

A wonderfully light and spacious upper maisonette that has been updated with exceptional attention to detail. This beautifully presented home offers flexible accommodation arranged over first and second floors with accommodation arranged to provide a main bedroom with dressing room and en-suite shower room, whilst the two remaining bedrooms have use of a stylish bathroom. A particular feature of this property is an exceptionally spacious and modern open-plan kitchen/living area, fitted with bespoke storage, and attractive wooden flooring. The property benefits from an abundance of charm and character and is available for sale with no onward chain.

**Prime Location**

Just a 7-minute walk to Barnes Station and 10 minutes to Barnes Bridge Station, this property offers excellent transport links for commuters. The vibrant Barnes Village, renowned for its boutique shops, award-winning restaurants, and picturesque duck pond, is within walking distance. Families will appreciate the proximity to outstanding local schools, which includes the well renowned Barnes Primary School, while nearby green spaces such as Barnes Common and Richmond Park provide a tranquil escape.

-  Three Double Bedrooms
-  Stylish Bathroom & Shower Room
-  Spacious Open Plan Living
-  Kitchen With Integrated Appliances
-  EPC Rating D | Council Tax D | Leasehold
-  Near Barnes & Barnes Bridge Stations
-  Excellent Local Schools
-  Close to Shops and Cafes
-  Excellent Condition
-  No Onward Chain



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

020 8876 0100



### White Hart Lane

Approximate Gross Internal Area = 1014 sq ft / 94.1 sq m  
 (Excluding Reduced Headroom / Eaves)  
 Reduced Headroom / Eaves = 76 sq ft / 7.1 sq m  
 Total = 1090 sq ft / 101.2 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact  
 All measurements and areas are approximate only and have been prepared in  
 accordance with the current edition of the RICS Code of Measuring Practice

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	

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			
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