



**JAMES  
ANDERSON**



# TO LET






White Hart Lane, Barnes, SW13

# £1,750 Per Month

Per Month

A beautifully presented ground floor apartment benefitting from its own private entrance and garden. The property comprises spacious reception room with bay windows, master bedroom, modern fitted bathroom suite and kitchen with fitted appliances. Further benefits include ample storage and the large private rear garden with access from the kitchen. The property is located a short distance from Barnes Bridge Station and the local shops and amenities located on White Hart Lane.

-  Stunning One Bedroom Apartment
-  Modern Bathroom
-  Bright Reception Room
-  Eat In Kitchen
-  EPC Rating D

-  Barnes Station
-  Barnes Primary
-  White Hart Lane
-  Private Garden
-  Council Tax Band D (£2022)





### White Hart Lane

Approximate Gross Internal Area = 560 sq ft / 52 sq m  
 (Excluding Reduced Headroom)  
 Reduced Headroom = 6 sq ft / 0.6 sq m  
 Total = 566 sq ft / 52.6 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>68</b>	<b>69</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

