



**JAMES  
ANDERSON**








## FOR SALE


**£1,195,000**

White Hart Lane, Barnes, SW13

Asking Price

A modernised and extended, period family home located within the 'Little Chelsea' area of Barnes. This larger than average property provides superb, modern and light accommodation over three floors, with features such as attractive wooden flooring and fireplaces. The ground floor offers a spacious double reception room, a cloakroom and a lovely, extended, modern, but traditional kitchen/dining room, with bi-folding doors that open out to the garden. There are two double bedrooms and a stylish family bathroom with separate shower on the first floor, with two further spacious bedrooms, a useful space if working from home, and a separate modern shower room that are located on the second floor. The rear garden is a good size for the area, enclosed with a decked terrace, also laid with artificial grass and rear access. White Hart Lane is a popular location and this property is close to Barnes primary school and conveniently placed for the shops and cafes of White Hart Lane, including Rick Steins restaurant and Barnes Village. Barnes Bridge Station is also within walking distance. Council Tax Band F

-  Four Bedrooms
-  Two Bathrooms
-  Spacious Double Reception Room
-  Modern Kitchen/Dining Room
-  EPC Rating D / Council Tax F / Freehold

-  Barnes Bridge Station
-  Barnes Primary School
-  Cloakroom/WC
-  No Onward Chain
-  Approx 1390 Sq Ft





### White Hart Lane

Approximate Gross Internal Area = 1341 sq ft / 124.7 sq m  
(Excluding Reduced Headroom / Eaves)

Reduced Headroom / Eaves = 51 sq ft / 4.7 sq m

Total = 1392 sq ft / 129.4 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>			<b>86</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	<b>64</b>	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
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