



**JAMES  
ANDERSON**









# TO LET

**£2,500**

White Hart Lane, Barnes, SW13

Chelsea House is modern, purpose built apartment block, ideally situated for all of the local shops and amenities at the end of White Hart Lane in Barnes. This light and spacious (778 sq ft) apartment is located on the second floor and is arranged to provide two double bedrooms, the main bedroom having fitted wardrobes and both bedrooms have access out to a private terrace. Bedroom one has a stylish en-suite shower room, with bedroom two having use of a further modern bathroom that leads from the hallway. There is a spacious living/dining room which has a southerly aspect and lovely vaulted ceilings that incorporates a modern kitchen area with stone worktops, integrated appliances and has access out to two separate, private terraces, one of which is a good size and both have a southerly aspect. Barnes Bridge Station is few minutes walk away, along with Barnes village. There are also a number of outstanding schools in the local area.

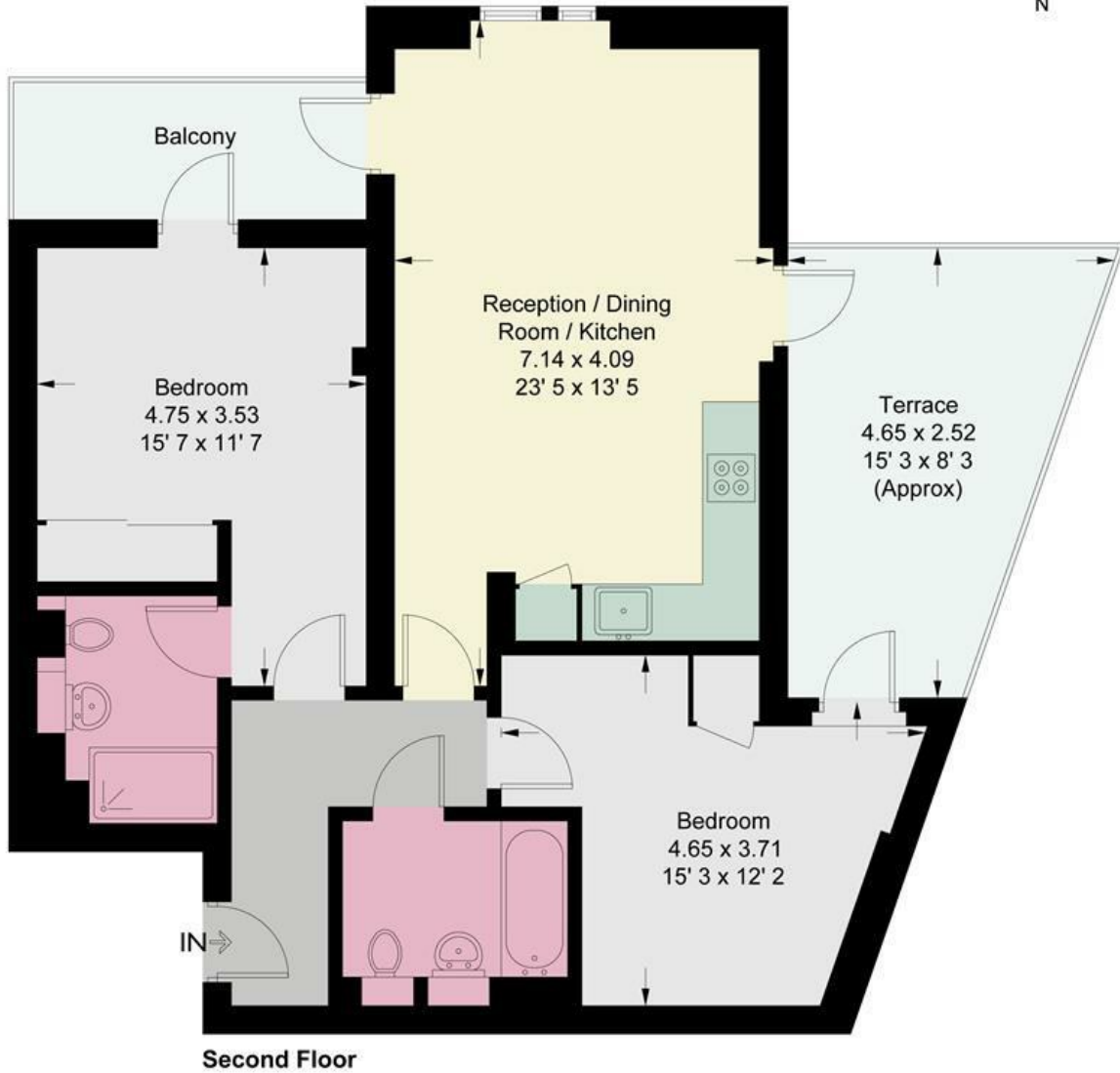
Deposit Required £2,884.61  
Minimum Term: 12 months  
Holding Deposit: £576.92

-  Two Double Bedrooms
-  Barnes Bridge Station
-  Two Stylish Shower/Bathrooms
-  Outstanding Local Schools
-  Spacious Living Area With Vaulted Ceilings
-  Allocated Secure Parking
-  Modern Kitchen With Integrated Appliances
-  White Hart Lane
-  EPC Rating C
-  Council Tax Band D = £2022



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

**0208 878 8688**



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>		<b>78</b>	<b>80</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>		<b>73</b>	<b>74</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		

