



**JAMES  
ANDERSON**



## TO LET

White Hart Lane, Barnes, SW13

## £1,650 Per Month

Per Month

Well presented and comprising reception room with stripped wooden flooring, double bedroom, modern kitchen with appliances and modern bathroom. The property also benefits from a shared rear garden. The property is conveniently located for the specialist shops and restaurants of White Hart Lane and Barnes Village. Barnes Station provides access to central London and local bus services provide services to the surrounding areas of Putney, Hammersmith and Richmond.



One Bedroom



Modern Bathroom



Separate Living Room



Spacious Kitchen



EPC D/ Council Tax D/ Deposit £1,903.85



Barnes Bridge Station



East Sheen Primary



Wood Flooring



Shared Garden



12 Month Minimum Term / £380.77 Holding Deposit



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

0208 878 8688



Ground Floor

## White Hart Lane

Approximate Gross Internal Area = 559 sq ft / 51.9 sq m

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
<i>Very energy efficient - lower running costs</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 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 CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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