



**JAMES  
ANDERSON**



## TO LET

White Hart Lane, Barnes, SW13

## £2,300 Per Calendar

Per Calendar Month

A simply stunning, duplex, conversion neatly positioned on the highly desirable White Hart lane in Barnes. The property is surprisingly spacious (over 800 sq ft) and has been finished to an exacting standard using high quality fixtures and fittings throughout. The property has accommodation over the first and second floor of this period building, and is arranged to provide two double bedrooms, both with fitted wardrobes, two luxurious shower rooms, and a fantastic open plan living area that incorporates a stylish fitted kitchen, with high quality integrated appliances. There is an abundance of light that floods through the property due to being on a corner plot. White Hart Lane is a popular location close to outstanding schools and conveniently placed for the shops and amenities of White Hart Lane and Barnes Village. Barnes Bridge Station is a short walk away for the commuter.



Two Double Bedrooms



Two Luxurious Shower Rooms



Open Plan Living Area



Stylish Kitchen With Integrated Appliances



EPC Rating D / Council Tax D / Deposit £2,653.85



Barnes Bridge Station



Outstanding Local Schools



Duplex Conversion



Beautifully Presented Property

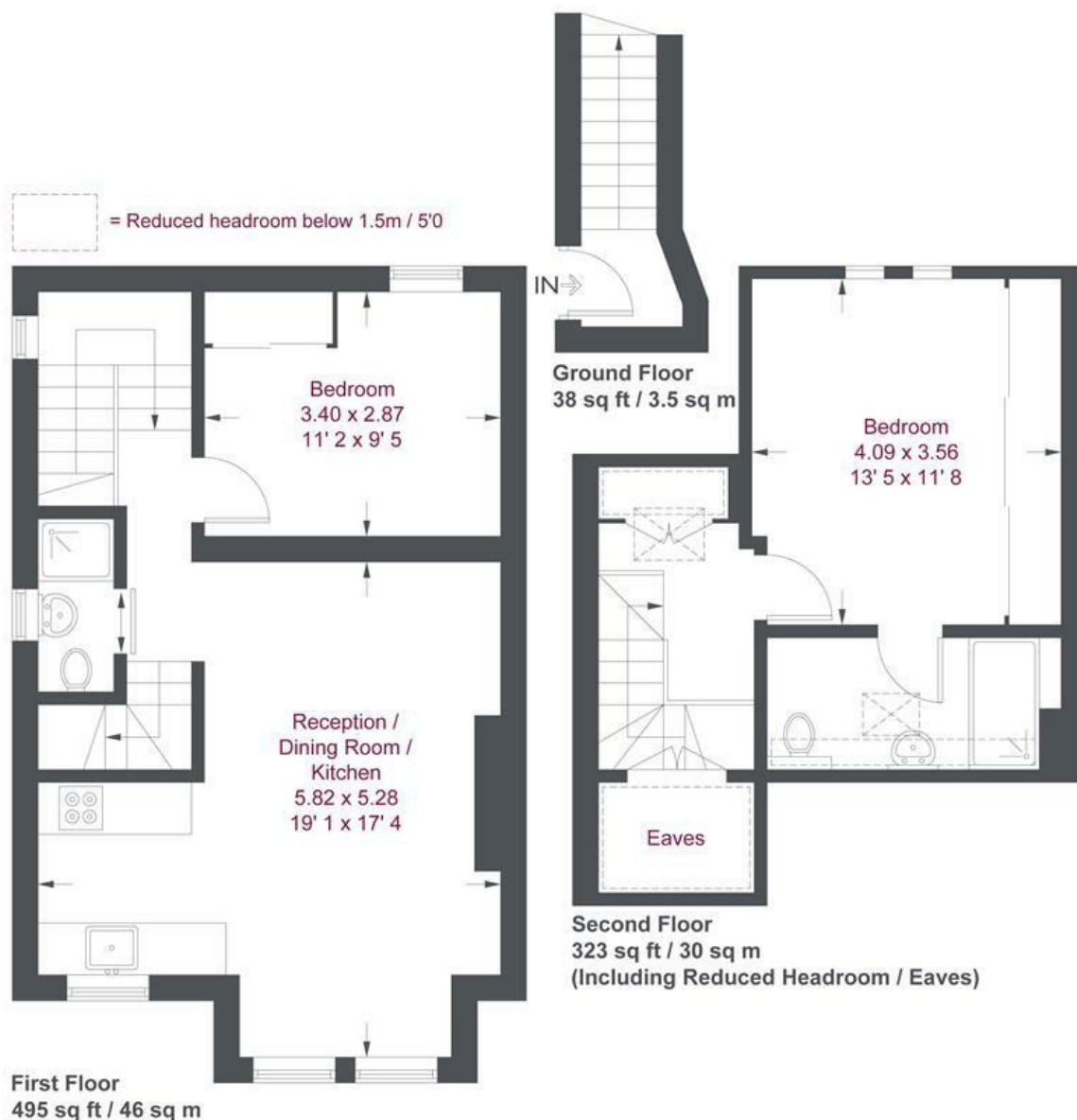


12 Months Minimum Term / Holding Deposit £530.77



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

0208 878 8688



### White Hart Lane

Approximate Gross Internal Area = 816 sq ft / 75.8 sq m  
(Excluding Reduced Headroom / Eaves)  
Reduced Headroom / Eaves = 40 sq ft / 3.7 sq m  
Total = 856 sq ft / 79.5 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
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>68</b>	<b>73</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>69</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		

