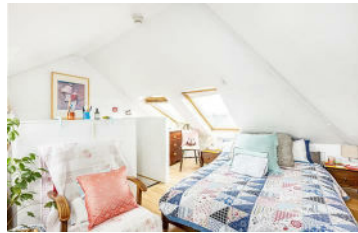




JAMES  
ANDERSON



## TO LET

White Hart Lane, Barnes, SW13

## £1,750 Per Calendar

Per Calendar Month

A unique two double bedroom conversion apartment in the popular Little Chelsea location just off White Hart Lane. The accommodation comprises kitchen/breakfast room, modern bathroom with shower, reception room with feature fireplace and double bedroom. In addition the upper floor offers a loft conversion which serves as the second double bedroom. White Hart Lane boasts an array of interesting shops and good selection of high quality restaurants. Bus services run to Hammersmith Bridge where the tube station is in easy reach and Barnes Bridge station is also nearby (25 minutes to Waterloo). Barnes Village, Richmond Park and the River Thames are all close by.



Two Double Bedrooms



Fully Fitted Bathroom



Bright Reception



Eat In Kitchen



EPC Rating E / Council Tax Band D / Deposit £2019.23



Barnes Bridge Station



Barnes Primary School



Close to Barnes Village



Near to the River Thames

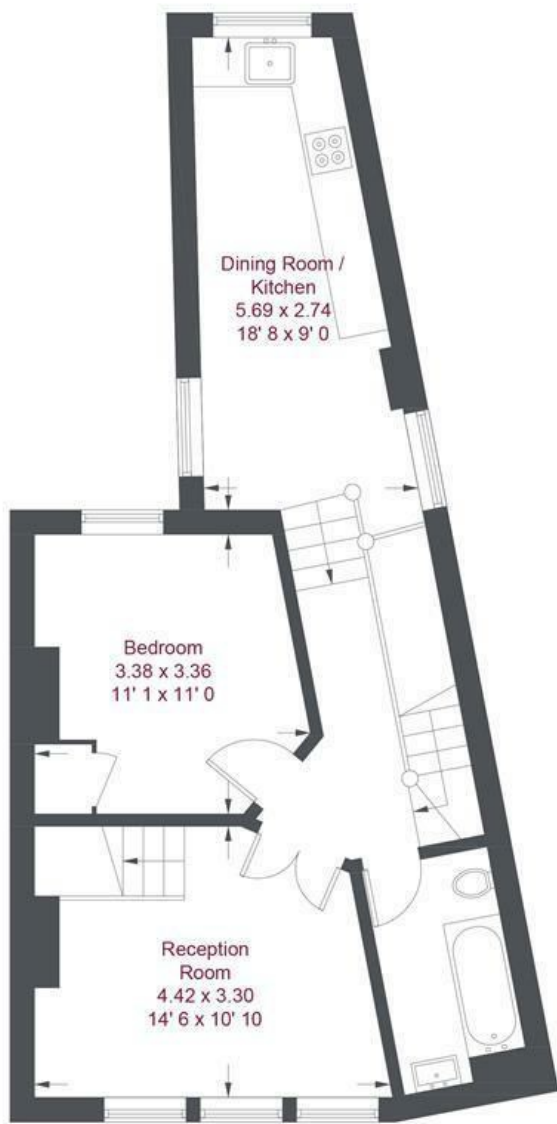


12 Months Minimum Term / £403.84 Holding Deposit

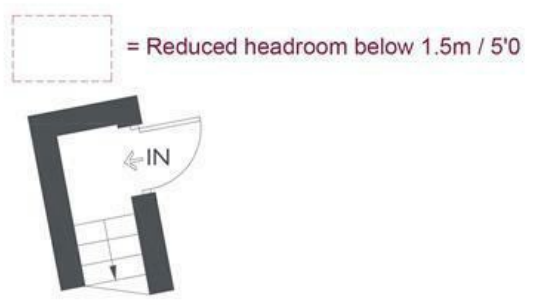


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

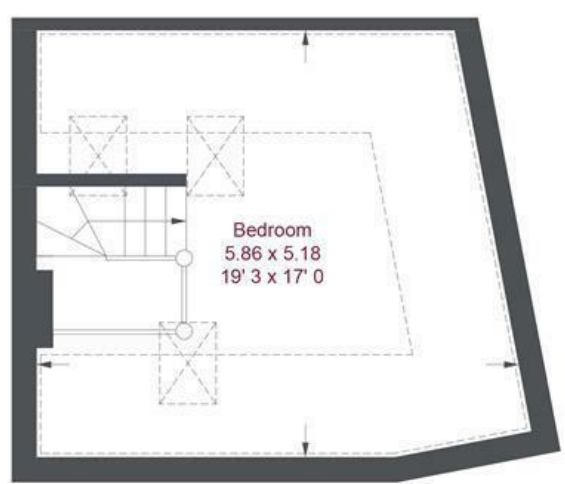
0208 878 8688



**First Floor**  
559 sq ft / 51.9 sq m



**Ground Floor**  
18 sq ft / 1.7 sq m



**Second Floor**  
303 sq ft / 28.2 sq m  
(Including Reduced Headroom)

**White Hart Lane**

Approximate Gross Internal Area = 700 sq ft / 65.1 sq m  
(Excluding Reduced Headroom)  
Reduced Headroom = 180 sq ft / 16.7 sq m  
Total = 880 sq ft / 81.8 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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		47	69
<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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

