



**JAMES
ANDERSON**



TO LET

White Hart Lane, Barnes, SW13

£3,250 Per Month

Per Month

A wonderfully light and spacious upper maisonette that has been updated with exceptional attention to detail. This beautifully presented home offers flexible accommodation arranged over first and second floors to provide a main bedroom with dressing room and en suite, two further double bedrooms, a stylish bathroom/wc and an exceptionally spacious and modern kitchen/reception room. The property benefits from an abundance of charm and character. White Hart Lane is a popular residential location within reach of local shopping amenities with Barnes Village and East Sheen being within reach. Barnes and Barnes Bridge stations as well as local bus services are immediately available.

-  Three Double Bedrooms
-  Stylish Bathroom & Shower Room
-  Spacious Open Plan Living
-  Kitchen With Integrated Appliances
-  EPC D / Council Tax D / Deposit £3,750
-  Near Barnes Bridge Station
-  Excellent Local Schools
-  Close to Shops and Cafes
-  Exceptional Condition
-  12 Month Minimum Term / Holding Deposit £750



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

0208 878 8688



White Hart Lane

Approximate Gross Internal Area = 1014 sq ft / 94.1 sq m
(Excluding Reduced Headroom / Eaves)
Reduced Headroom / Eaves = 76 sq ft / 7.1 sq m
Total = 1090 sq ft / 101.2 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			
England & Wales	EU Directive 2002/91/EC	68	79

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales	EU Directive 2002/91/EC	68	81

