FOR SALE

£475,000

White Hart Lane, Barnes, SW13

An attractive period ground floor maisonette, neatly situated on White Hart Lane in Barnes, close to local shops and amenities, and is available for sale with no onward chain. Leading from the entrance hall, the accommodation is arranged to provide a lovely open-plan living area, with an attractive fireplace, bay window, and a modern fitted kitchen/breakfast area that has access out to a private, enclosed westerly facing courtyard garden. Leading from the hallway there is a modern fitted bathroom, and a double bedroom with fitted wardrobes, that also has access out to the courtyard garden. Other features include attractive wooden flooring, gas heating, and ample storage. Barnes Bridge Station is few minutes walk away, along with Barnes Village. The schools in the area include St Paul's School, The Harrodian, The Swedish School, Ibstock Place School, East Sheen Primary and Barnes Primary School.

- One Double Bedroom
- Modern Bathroom
- Open-Plan Living with Fireplaces and Bay Window
- Modern Kitchen/Breakfast Area
- EPC Rating C / Council Tax D / Share of Freehold

- Barnes & Barnes Bridge Stations
- Excellent Local Schools
- No Onward Chain
- Private Enclosed Rear Garden
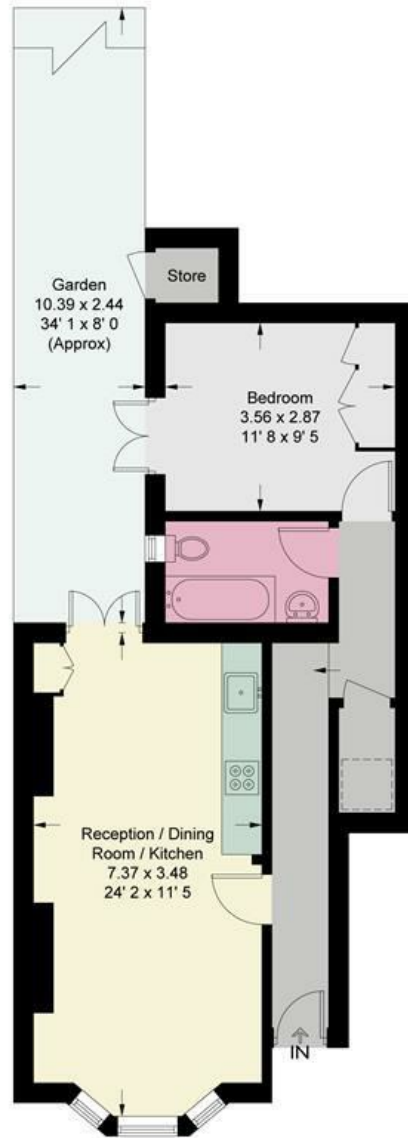- Period Ground Floor Maisonette

White Hart Lane

Approximate Gross Internal Area = 536 sq ft / 49.8 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 6 sq ft / 0.6 sq m
Store = 9 sq ft / 0.8 sq m
Total = 551 sq ft / 51.2 sq m

JA
JAMES ANDERSON

☐ = Reduced headroom below 1.5m / 5'0

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Store

Garden
10.39 x 2.44
34' 1 x 8' 0
(Approx)

Bedroom
3.56 x 2.87
11' 8 x 9' 5

Reception / Dining Room / Kitchen
7.37 x 3.48
24' 2 x 11' 5

IN

Ground Floor

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) A		
(81-91) B		78
(69-80) C	69	
(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

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		

England & Wales — EU Directive 2002/91/EC