



White Hart Lane, Barnes London SW13 0QB

welcome to

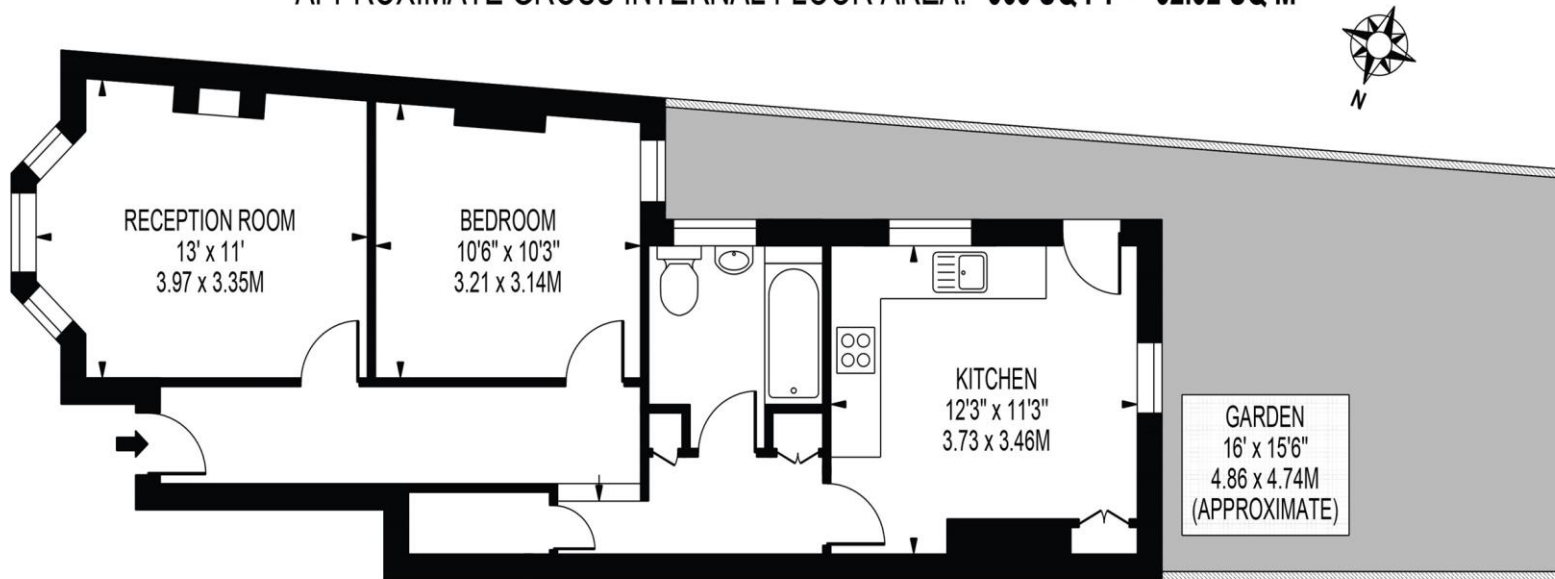
White Hart Lane, Barnes London

A superb 1 bedroom self-contained flat with private garden. Offered with a long lease and no chain. Great location for local transport and amenities of Barnes and East Sheen.



WHITE HART LANE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 563 SQ FT - 52.32 SQ M



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

We are delighted to offer this super 1 bedroom self contained ground floor flat, with private entrance and private garden. Ideally located on White Hart Lane, to take advantage of the varied amenities of Barnes and East Sheen. The property has a long lease of 983 years, and low outgoing's. Comprising entrance hall, reception room, double bedroom, bathroom and kitchen/dining room. Garden.

White Hart Lane has a great selection of local shops, restaurants, and bars. River Walks are available along the Thames at the end of the road. There are 2 local train stations, Barnes Bridge and Barnes Common. Bus routes are available on the Upper Richmond Road West. Property is offered with no onward chain.

Lease hold 999 years from 2009

Service Charges - Insurance costs annually

Ground Rent £50 per annum

Council Tax - D

EPC- D.

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White Hart Lane, Barnes London

- Self Contained 1 bedroom Flat, Private entrance
- Private Garden
- Reception room with fireplace
- Kitchen/Dining Room
- Great location

Tenure: Leasehold EPC Rating: D

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: 50.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 2009. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£487,500



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SHN106227



Property Ref:
SHN106227 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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