



**JAMES  
ANDERSON**



## FOR SALE

**£1,000,000**

White Hart Lane, Barnes, SW13

Guide Price

A beautifully presented, period mid-terrace home, neatly situated in the highly desirable Little Chelsea area of Barnes. The property has light and spacious accommodation (over 1000 sq ft) arranged over two floors, with potential to convert the loft, subject to the usual consents. There are three bedrooms, the largest bedroom has fitted cupboards, with a stylish bathroom on the first floor, with the ground floor comprising spacious double reception room with attractive fireplace, a cloakroom, and an extended, modern kitchen/breakfast room, with a feature island and folding doors out to a lovely garden that has useful rear pedestrian access. White Hart Lane is a popular location, close to Barnes Primary School, and conveniently placed for the local shops and amenities on White Hart Lane and Barnes Village. Barnes Bridge Station is also a short walk away.



Three Bedrooms



Modern Family Bathroom & Cloakroom



Spacious Double Reception Room



Modern Extended Kitchen/Breakfast Room



EPC Rating D / Council Tax F / Freehold



Barnes Bridge Station



Outstanding Local Schools



Potential To Convert Loft (STPP)



Attractive Rear Garden



Highly Desirable Area





### White Hart Lane

Approximate Gross Internal Area = 1029 sq ft / 95.6 sq m  
(Excluding Reduced Headroom)  
Reduced Headroom = 2 sq ft / 0.2 sq m  
Total = 1031 sq ft / 95.8 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 |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92 plus) <b>A</b>                                 |                         | <b>87</b> |
| (81-91) <b>B</b>                                   |                         |           |
| (69-80) <b>C</b>                                   |                         |           |
| (55-68) <b>D</b>                                   |                         |           |
| (39-54) <b>E</b>                                   |                         |           |
| (21-38) <b>F</b>                                   | <b>68</b>               |           |
| (1-20) <b>G</b>                                    |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating             |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| <i>Very environmentally friendly - lower CO2 emissions</i> |                         |           |
| (92 plus) <b>A</b>   |                         |           |
| (81-91) <b>B</b>   |                         |           |
| (69-80) <b>C</b>   |                         |           |
| (55-68) <b>D</b>   |                         |           |
| (39-54) <b>E</b>   |                         |           |
| (21-38) <b>F</b>   |                         |           |
| (1-20) <b>G</b>  |                         |           |
| <i>Not environmentally friendly - higher CO2 emissions</i> |                         |           |
| <b>England &amp; Wales</b>                                 | EU Directive 2002/91/EC |           |

