



**JAMES
ANDERSON**



FOR SALE

£300,000

White Hart Lane, Barnes, SW13

A second floor apartment available for sale with no onward chain, close to the local shops and amenities on White Hart Lane and Barnes Village. The property is arranged to provide one or two bedrooms, depending on your preference, with a large kitchen/dining room that has also been used by previous occupants as a living area. There is a separate bathroom. The property is in need of some updating, but would be ideal for an investment property, second home or a buy-to-let. The schools in the area include Barnes Primary School, The St Paul's School, The Harrodian School, The Swedish School, Ibstock Place School, and St Osmonds (RC) to name a few. The property is also within walking distance of Barnes Bridge, Barnes and Mortlake stations.



One/Two Bedrooms



Fitted Bathroom



Living Area



Kitchen/Dining/Reception Room



EPC Rating C / Council Tax D / Leasehold



Barnes Bridge Station



Outstanding Local Schools



No Onward Chain



Close To Local Shops & Amenities



Second Floor Apartment



White Hart Lane

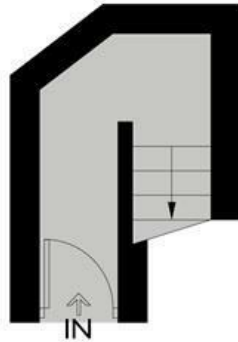
Approximate Gross Internal Area = 429 sq ft / 39.8 sq m
 (Excluding Reduced Headroom)
 Reduced Headroom = 158 sq ft / 14.7 sq m
 Total = 587 sq ft / 54.5 sq m



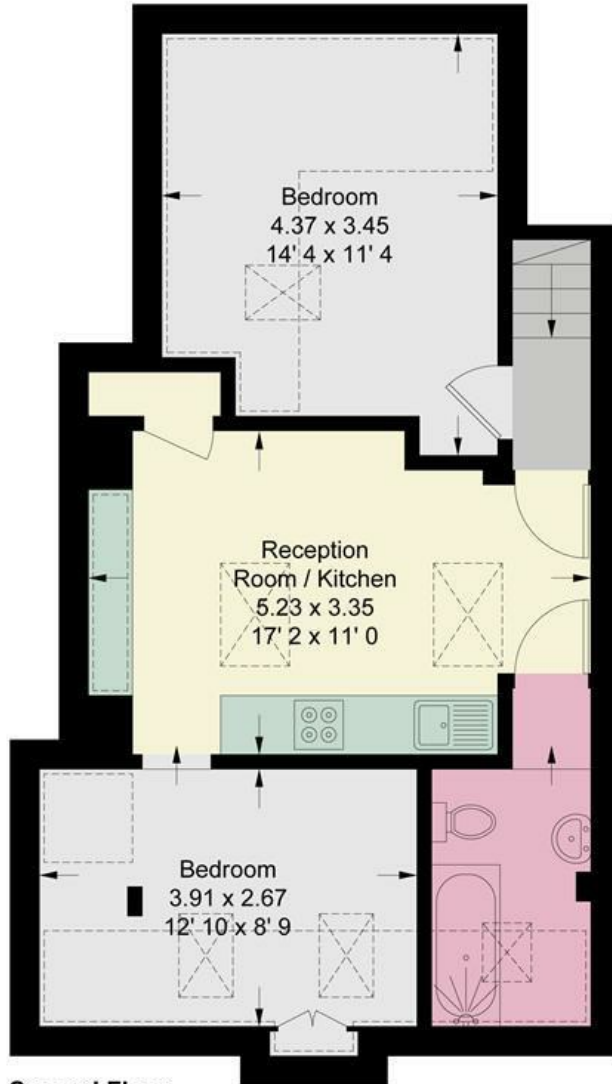
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= Reduced headroom below 1.5m / 5'0



First Floor
44 sq ft / 4.1 sq m



Second Floor
543 sq ft / 50.4 sq m
(Including Reduced Headroom)

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			
(69-80) C		69	77
(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 (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C		69	80
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

