



**JAMES
ANDERSON**

White Hart Lane
Barnes SW13
£1,075,000



White Hart Lane Barnes SW13

A beautifully presented three bedroom mid-terrace family home neatly situated on the popular White Hart Lane in Barnes. The property has immaculate accommodation over three floors which is arranged to provide three double bedrooms and a modern family bathroom, which includes a large principal bedroom on the second floor that has fitted wardrobes, a Juliet balcony and a stylish modern en-suite shower room. The ground floor offers fantastic open-plan living accommodation with attractive wooden flooring, and a stunning, extended kitchen/dining room, fitted with an island, contemporary work surfaces, integrated appliances, a separate utility area, and access out to the rear. There are attractive enclosed front and rear courtyard gardens with rear pedestrian access.

Prime Location

Just a 7-minute walk to Barnes Station and 10 minutes to Barnes Bridge Station, this property offers excellent transport links for commuters. The vibrant Barnes Village, renowned for its boutique shops, award-winning restaurants, and picturesque duck pond, is within walking distance. Families will appreciate the proximity to outstanding local schools, which includes the well renowned Barnes Primary School, while nearby green spaces such as Barnes Common and Richmond Park provide a tranquil escape.



















White Hart Lane

Approximate Gross Internal Area = 1094 sq ft / 101.6 sq m
(Including Reduced Headroom)

Reduced Headroom = 17 sq ft / 1.6 sq m



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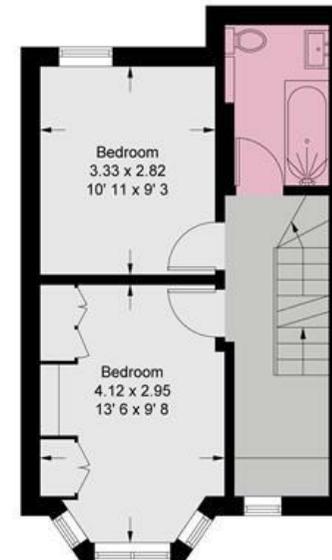
 = Reduced headroom below 1.5m / 5'0"



Ground Floor
462 sq ft / 42.9 sq m
(Including Reduced Headroom)



Second Floor
262 sq ft / 24.3 sq m
(Including Reduced Headroom)



First Floor
370 sq ft / 34.4 sq m



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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.





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