



WHITE HART LANE, BARNES, SW13
£1,250,000

Carter Jonas

WHITE HART LANE, BARNES, SW13

A fantastic four-bedroom family home offering a wonderful opportunity to modernise and extend (subject to planning permission) on the ground floor and in the loft space.

The ground floor comprises two reception rooms, both with fireplaces, leading through to a kitchen with a pretty bay window creating space for a dining area. There also includes a utility room, WC and door leading out to a west facing patio garden.

The first floor includes four bedrooms, one bathroom and access to a boarded and insulated unconverted loft space, which could be converted into a further bedroom and bathroom. (subject to planning permission).

White Hart Lane is a popular road with its artisanal shops and restaurants on your doorstep along with Barnes Bridge Station, (480m away).

Sole Agent. Chain free

A SPACIOUS FOUR-BEDROOM FAMILY HOME WITH FANTASTIC POTENTIAL TO EXTEND (STPP) SITUATED ON THE POPULAR 'LITTLE CHELSEA' AREA OF BARNES WITH ITS SHOPS, RESTAURANTS AND 480M TO BARNES BRIDGE STATION.



AMENITIES

- Four bedrooms
- Potential to extend (stpp)
- West facing patio
- Excellent location

TENURE Freehold

LOCAL AUTHORITY Richmond Borough Council

EPC BAND D







GROUND FLOOR
APPROX FLOOR
AREA 67.6 SQ.M
(728 SQ.FT.)

1ST FLOOR
APPROX FLOOR
AREA 66.8 SQ.M
(719 SQ.FT.)

TOTAL APPROX. FLOOR AREA 134.3 SQ.M. (1446 SQ.FT.)

While every attempt has been made to ensure the accuracy of the floor plan dimensions, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 02017

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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