



**WHITE HART LANE, LONDON, SW13**  
£685,000

**Carter Jonas**



# WHITE HART LANE, LONDON, SW13

This well presented flat offers well-proportioned rooms throughout.

There is a large reception room with an open plan fitted kitchen, high vaulted ceilings, a south westerly aspect and a door out to a large private terrace.

The principal bedroom has fitted cupboards, an ensuite shower room and a door leading out to a further balcony. The good sized second bedroom has a cupboard and has a door leading out to the main terrace.

Chelsea House is a popular development in the heart of Barnes which benefits from lift access and includes a secure gated parking space.

The shops and restaurants on White Hart Lane are on your doorstep and Barnes Bridge Station is 482 metres away, providing regular and easy access to Waterloo. There are also good bus services to Richmond, Putney and Hammersmith, all of which have a good underground and bus network.

Sole Agents. Chain free.

## AMENITIES

- Two bedrooms
- Two balconies
- Secure off-street parking
- Close to Barnes Bridge Station

**TENURE** Leasehold with 109 years and 7 months left

**LOCAL AUTHORITY** Richmond upon Thames

**EPC BAND** C

**A TWO BEDROOM, TOP FLOOR FLAT WITH HIGH CEILINGS AND AN ABUNDANCE OF NATURAL LIGHT, WITH THE BENEFIT OF TWO TERRACES AND UNDERGROUND PARKING FOR ONE CAR.**



Classification E2 - Business Data



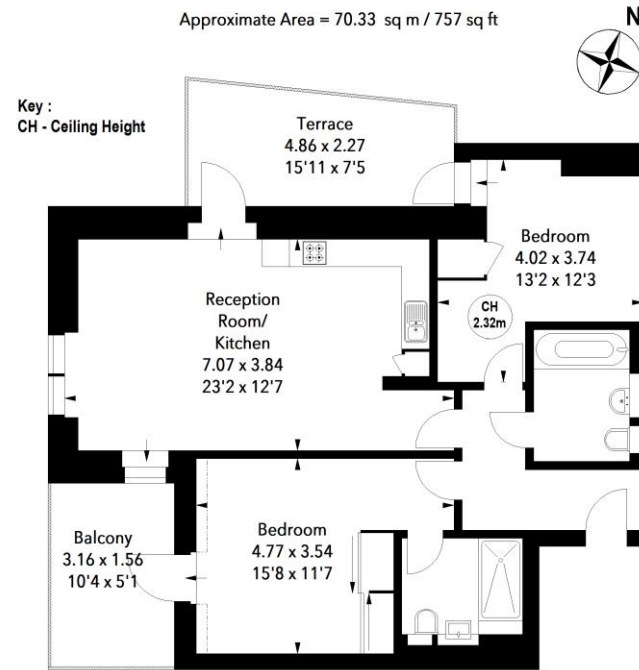




Classification L2 - Business Data



# Chelsea House, SW13 Approximate Area = 70.33 sq m / 757 sq ft



## Second Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Barnes 020 8878 1115

sou.res.sales@carterjonas.co.uk  
70 White Hart Ln, London, SW13 0PX

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Classification L2 - Business data