



White Hart Lane, London
£785,000

Beautiful 2 bed 2 bath garden flat | Share of Freehold **UNDER OFFER**

Upon entering the property one is immediately struck by a combination of high ceilings and intelligently thought through contemporary features in abundance. From the hallway one enters into a large double bedroom complete with fully fitted wardrobes, engineered oak flooring, underfloor heating, air-conditioning throughout the main rooms of the property (including the bedrooms), and a grand bay fronted window delightfully set off by plantation shutters and appropriate soft furnishings. To compliment this space, there is a modern, en-suite bathroom with bath, overhead shower, WC, wash basin, underfloor heating, heated towel rail and a most convenient, separate laundry area. This whole area has been immaculately finished to a high spec with tiles from Fired Earth. The bathroom also benefits from a 'Jack and Jill' entrance allowing for accessibility from both the bedroom and where necessary the hallway.

Further down the hallway there is noticeable storage space in a cupboard under the stairs before one enters the large principal bedroom. This is a space that has ample room for a king size bed and triple fitted decor wood, wardrobes, air conditioning, plus a second en-suite bathroom. The bathroom incorporates a large walk-in shower, WC, and wash basin as well as further tiling by Fired Earth.

Finally, one is drawn to the expansive kitchen and living area to the rear of the property. A sense of space and brightness is evident as one is drawn to the view of the handsome, landscaped garden through the bi-fold doors. Incorporating polished granite worktops and fully fitted appliances plus a range master hob and oven, this is clearly well thought through kitchen, perfect for those utilising their culinary skills, whilst also being able to entertain friends and family in the open plan living area. Currently, there is more than sufficient space for a large dining table plus a settee and further seating, ideal for movie nights.

With its overhead light well, and modern bifolding doors, the outside is brought into this space because of the immaculately maintained, west facing, landscaped garden one is drawn to. Well stocked with tropical plants, tree ferns and a composite decked area, this represents a space which would be exceptional for those looking to entertain guests. Furthermore, there is a separate storage facility handy for those with bikes and garden tools as well as a gate for rear access.

This gorgeous flat combines the very best of contemporary design with some period features to form a perfect home for any discerning buyer. White Hart Lane itself offers boutique shops cafés and restaurants. This stunning property features underfloor heating throughout, air-conditioning throughout the main rooms of the property (including the bedrooms), engineered oak wooden flooring, two fully fitted bathrooms and a most picturesque, rear extension with bi-folding doors leading to the west facing garden.

The location

Barnes, SW13 White Hart Lane is a highly desired area in Barnes which offers up boutique shops and an array of cafés and fine restaurants. East Sheen primary School and Barnes common are both just a stones throw away. Barnes is one of London's most quietly special villages, a riverside enclave wrapped on three sides by a long meander of the Thames, with the unusual quality of being a place you arrive at rather than pass through. That sense of being tucked away gives Barnes a community feel that is genuinely rare in the capital, and a way of life that residents protect fiercely.

The heart of the village gathers around Barnes Green and its pond, fringed by independent shops, characterful pubs and a wonderful range of restaurants and cafés. The Sun Inn looks directly onto the Green, the historic White Hart sits beside the river, and the Red Lion remains a much loved local, while Riva on Church Road, in it fourth decade, is widely regarded as one of London's finest Italian restaurants and a favourite of food writers and chefs alike. Olympic Studios, once the recording home of the Rolling Stones, Led Zeppelin and countless others, has been beautifully restored as an independent cinema and private members' club, anchoring the High Street with real cultural pull. The calendar is rich and entirely its own: the celebrated Saturday farmers' market on Barnes Green, the annual Barnes Fair in summer, and the much loved Barnes Literature Festival, which draws nationally known writers each year. Beyond the village, Barnes opens onto extraordinary green space. The Thames towpath is a much used artery for runners and cyclists, with the gates of Richmond Park just a short ride away and many residents heading further afield at the weekend. The open expanses of Barnes Common and Barn Elms sit on the doorstep, as does the world class WWT London Wetland Centre on the old reservoir site, giving residents a genuine connection to nature that almost no other corner of London can offer. Sport is woven into village life. Barn Elms sits on 52 acres of playing fields, home to Barnes RFC, Barnes FC and the London Athletic Club, with rugby and football pitches, an athletics track, tennis courts and a community gym. The neighbouring Rocks Lane Multi Sports Centre is a hub for tennis, padel, netball and five a side football, its Friday Night 5s a weekly fixture for local families. Barnes Sports Club adds cricket, hockey, tennis and squash to the mix. Few London neighbourhoods are so well served for active living.

Education is a defining strength. Barnes is home to St Paul's School on its 45 acre site beside the river and The Harrodian, with Ibstock Place a short journey away in Roehampton, alongside excellent state primaries including Barnes Primary School, making it consistently sought after by families. With Barnes and Barnes Bridge stations both providing direct services into Waterloo, it is a village that combines true neighbourhood living with the capital genuinely on its doorstep.

Council Tax Band: D (London Borough of Richmond upon Thames)

Tenure: Share of Freehold (999 years)

Parking options: On Street

Garden details: Enclosed Garden, Private Garden



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked. Some images may have been virtually staged or digitally enhanced and are for illustration only.



White Hart Lane, SW13

Approximate gross internal area
74.17 sq m / 798 sq ft

Key :
CH - Ceiling Height



Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	63
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Viewing by appointment only

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