



Brasenose Drive – Harrods Village

Barnes, SW13

Guide Price
£1,595,000

A wonderful, triple-aspect apartment on the second floor of this original depository building in the prestigious Harrods Village development by the river Thames in Barnes. The property is presented in excellent condition and benefits from lift access, high ceilings, two allocated parking spaces, a 24-hour concierge service and manicured communal gardens.

The accommodation comprises a wide entrance hallway with a coat cupboard through to a generous dual-aspect reception room with dining area and excellent natural light due to floor to ceiling windows. There is a spacious fitted kitchen with room for a table and chairs and a separate utility room with plenty of storage space. The bedroom accommodation boasts two generous bedrooms with ensuite bathrooms and built in floor to ceiling wardrobes. The third bedroom is a double and there is a further separate bathroom.

Harrods Village is an exclusive, gated and well-maintained development with a 24-hour concierge and comprehensive on-site facilities for the residents including a 25m swimming pool, gymnasium, sauna and business centre. Local shops are a short walk away and the development is conveniently located for access to the facilities and charms of Barnes Village and pond, the river Thames (with direct access to the Thames towpath).

CHESTERTONS



Brasenose Drive

Barnes, SW13

- A Triple Aspect Apartment
- 3 Bedrooms and 3 Bathrooms
- Manicured Communal Gardens
- 2 Parking Spaces
- Exclusive Harrods Village
- 24 hr Concierge
- Leisure Suite With Swimming Pool
- EPC Rating B



Location / Transport / Schooling

Barnes is surrounded on three sides by the River Thames, providing lovely walks, and has the world famous London Wetlands centre. For the sports enthusiast, The Riverside Health Club is just across Barnes Bridge, while Rocks Lane offers a wide range of sporting activities and Richmond Park is approximately two miles away. Barnes also offers an eclectic range of shops, award-winning restaurants and the famous duck pond.

Convenient transport links are at Barnes and Barnes Bridge stations, which offer frequent service into London Waterloo. Hammersmith Station is the closet Tube (approx. 0.7m Google) currently accessed by foot over Hammersmith Bridge, offering the District, Piccadilly and Hammersmith and City lines into central London and directly to Heathrow Airport.

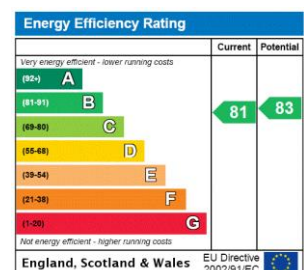
There are some excellent schools in the area, including the renowned St Paul's Boys & Juniors, The Harrodian and The Swedish School. Local primary schools are Lowther, St Osmund's and Barnes Primary.

Tenure: Share of Freehold

Service Charge: £15,000 to £18,000 p.a Including insurance, reserve, estate costs, leisure suite, parking (heating, water and electric – usage dependent)

Local Authority: London Borough Of Richmond Upon Thames

Council Tax Band: H



Chestertons Barnes Village Sales

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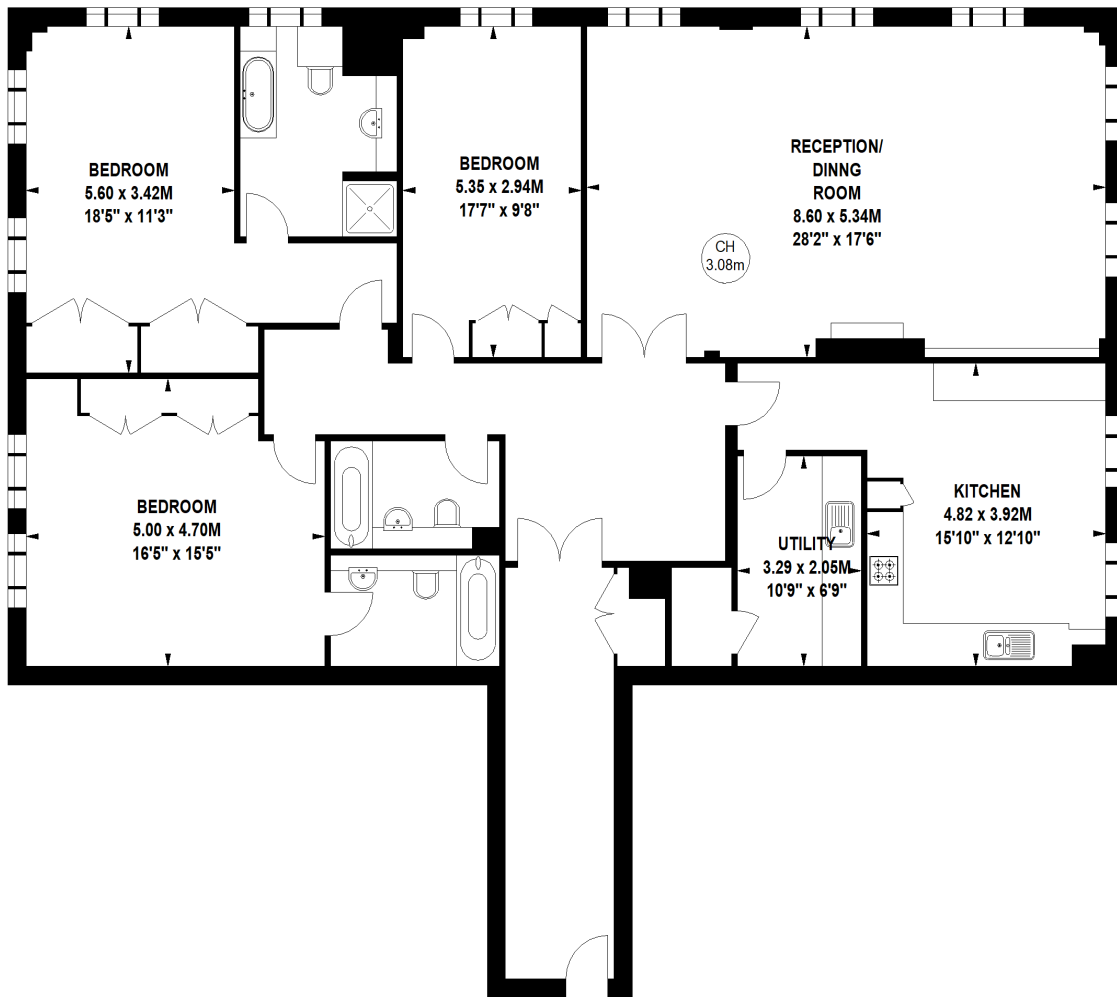
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Richard Burbidge Mansions, Harrods Village, SW13

Approximate gross internal area

194.35 sq m / 2092 sq ft

Key :
CH - Ceiling Height



Second Floor

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