



# Brasenose Drive – Harrods Village

Barnes, SW13

Asking Price  
£1,100,000

A spacious two bedroom apartment in one of the original warehouse blocks in the exclusive, Harrods Village in Barnes. This wonderful property benefits from a bright, southerly aspect with large windows, high ceilings, use of the beautifully manicured communal gardens. There is a lift, one allocated parking space and access to an on-site leisure suite including a gym, swimming pool, steam room and sauna.

Comprising a wide entrance hall, with storage, leading to a generous south-facing reception with access to a upgraded kitchen with plenty of fitted units and integrated appliances. There are two double bedrooms with built-in wardrobes, one of which boasts a large en-suite bathroom with a separate shower. There is a separate second bathroom.

Harrods Village is an exclusive gated development in Barnes, with a 24-hour concierge and an on-site gymnasium and swimming pool. It is located on the banks of the river Thames and is ideal for commuting via Hammersmith Station (Hammersmith Bridge currently open to foot traffic) and there are several bus routes to Barnes Station for regular access into London Waterloo.

There are excellent schools nearby, such as St Paul's & Juniors, The Swedish School, The Harrodian and Lowther and St Osmund's Primary Schools.

**CHESTERTONS**



# Brasenose Drive

## Barnes, SW13

- A Spacious Two Bedroom Apartment
- Approx 1262 sq ft
- Exclusive Harrods Village
- 1 Parking Space
- Air-Conditioning
- Leisure Suite with Swimming Pool
- 24 Hr Concierge
- EPC Rating B



**Tenure:** Leasehold with approx. 965 years remaining and a Share of Freehold  
**Service Charge:** £13,424 Including reserve fund, leisure suite, heating, water, electric and estate costs  
**Ground Rent:** £0  
**Local Authority:** London Borough Of Richmond Upon Thames  
**Council Tax Band:** G

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>		82	82
(69-80) <b>C</b>			
(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	

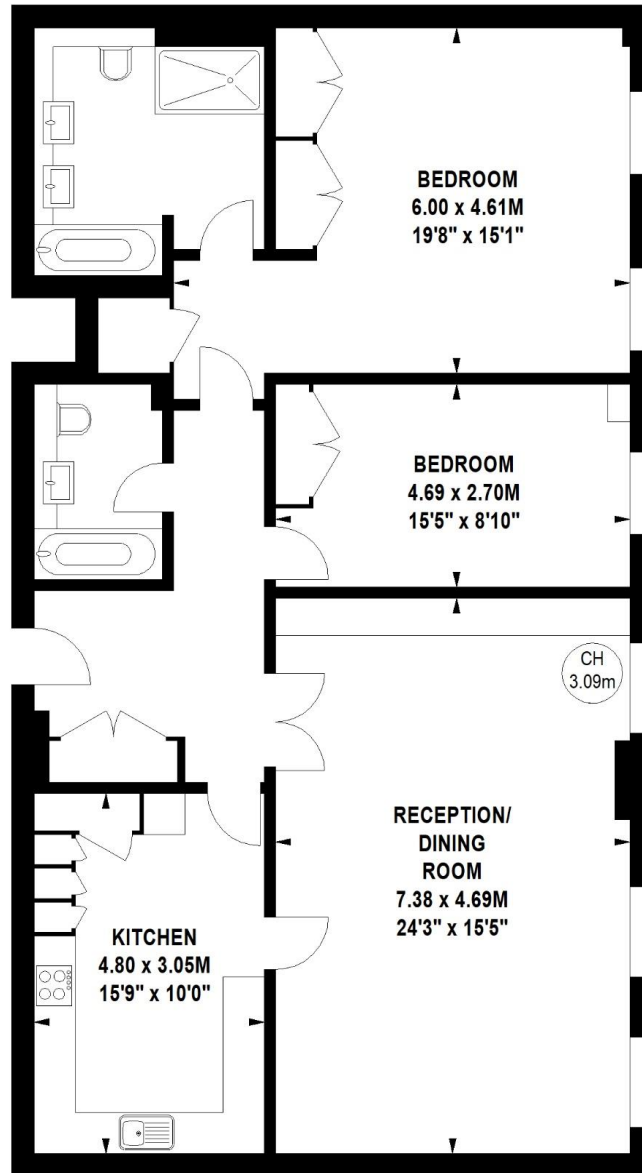
### Chestertons Barnes Village Sales

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# Richard Burbidge Mansions, Harrods Village, SW13

Approximate gross internal area  
117.24 sq m / 1262 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