



# Harrods Village

Barnes, SW13

Asking Price £1,575,000

A triple-aspect apartment located in one of the original depository buildings in the prestigious Harrods Village Development. The property is presented in good condition and boasts exceptional natural light and high ceilings throughout.

Comprising a generous and elegant dual-aspect reception room with space for dining table, a spacious modern kitchen/breakfast room, a separate utility room and a wide entrance hall with ample cupboard storage. There are two large bedroom suites with built-in wardrobes, a third double bedroom and a separate third bathroom.

There are two allocated underground parking spaces conveniently accessed via a lift.



# Brasenose Drive

Barnes, SW13

- Triple Aspect Apartment
- Exclusive Harrods Village
- First Floor with Lift
- 3 Bedrooms & 3 Bathrooms
- 2 Parking Spaces

*Please note, some CGI images used.*



## Location and Schooling -

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 and cycle 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, St Paul's Juniors, The Swedish School, The Harrodian and Lowther and St Osmund's Primary Schools.

**Tenure:** Share of Freehold with approximately 970 years remaining

**Service Charge:** Approximately £18,304 per annum  
(inc. gas, heating, hot water, electricity, leisure and estate charges)

**Local Authority:** London Borough of Richmond upon Thames

**Council Tax Band:** H

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	B		
(81-91)	C		
(69-80)	D	73	76
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
(1-20)			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Chestertons Barnes Sales

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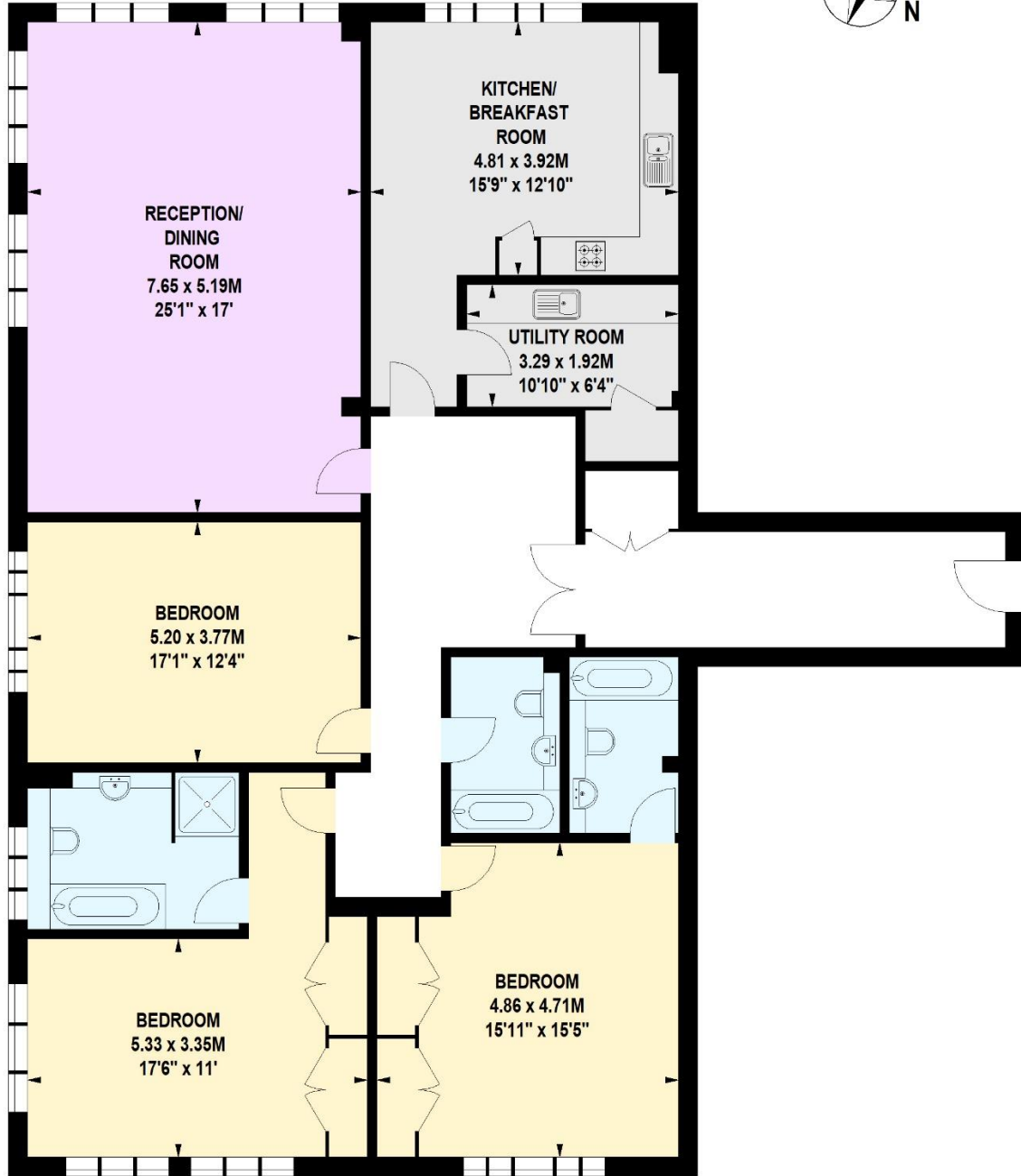
# Richard Burbidge Mansions, SW13

Approximate gross internal area

196.09 sq m / 2110 sq ft

Key :

CH - Ceiling Height



## First 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

