



## Keble Place

Harrods Village, SW13

Asking Price £625,000

A light and bright two bedroom, first floor apartment in the exclusive Harrods Village with a spacious living room, floor to ceiling windows, a modern kitchen and lift access. The property is presented in good condition and offers two double bedrooms, two bathrooms and an allocated parking space.

Harrods Village is an exclusive, gated development on the south side of the River Thames, close to Hammersmith Bridge. It offers a 24-hour concierge service and comprehensive on-site facilities for the residents including a 25m swimming pool, gymnasium, sauna and business centre.

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 closest Tube (approx. 0.7m Google) currently accessed by foot over Hammersmith Bridge, offering the District, Circle, 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 Harroldian and The Swedish School. Local primary schools are Lowther, St Osmund's and Barnes Primary.

**CHESTERTONS**



# Kuble Place

## Harrods Village, SW13

- Spacious Two-Bedroom & Two-Bathroom Apartment
- Exclusive Harrods Village
- One Allocated Parking Space
- 24-Hour Concierge
- Leisure Suite with Swimming Pool & Gym
- 927 Square Feet
- Chain Free



**Tenure:** Leasehold with Share of Freehold (approximately 972 years remaining)

**Service Charge:** Approx £13,000 pa (inc. service charge, reserve fund, leisure suite cost, heating and water)

**Ground Rent:** £0

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

**Council Tax Band:** F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	79	80
(81-80) B		
(69-60) C		
(55-48) D		
(39-34) E		
(21-18) F		
(1-2) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

### Chestertons Barnes Sales

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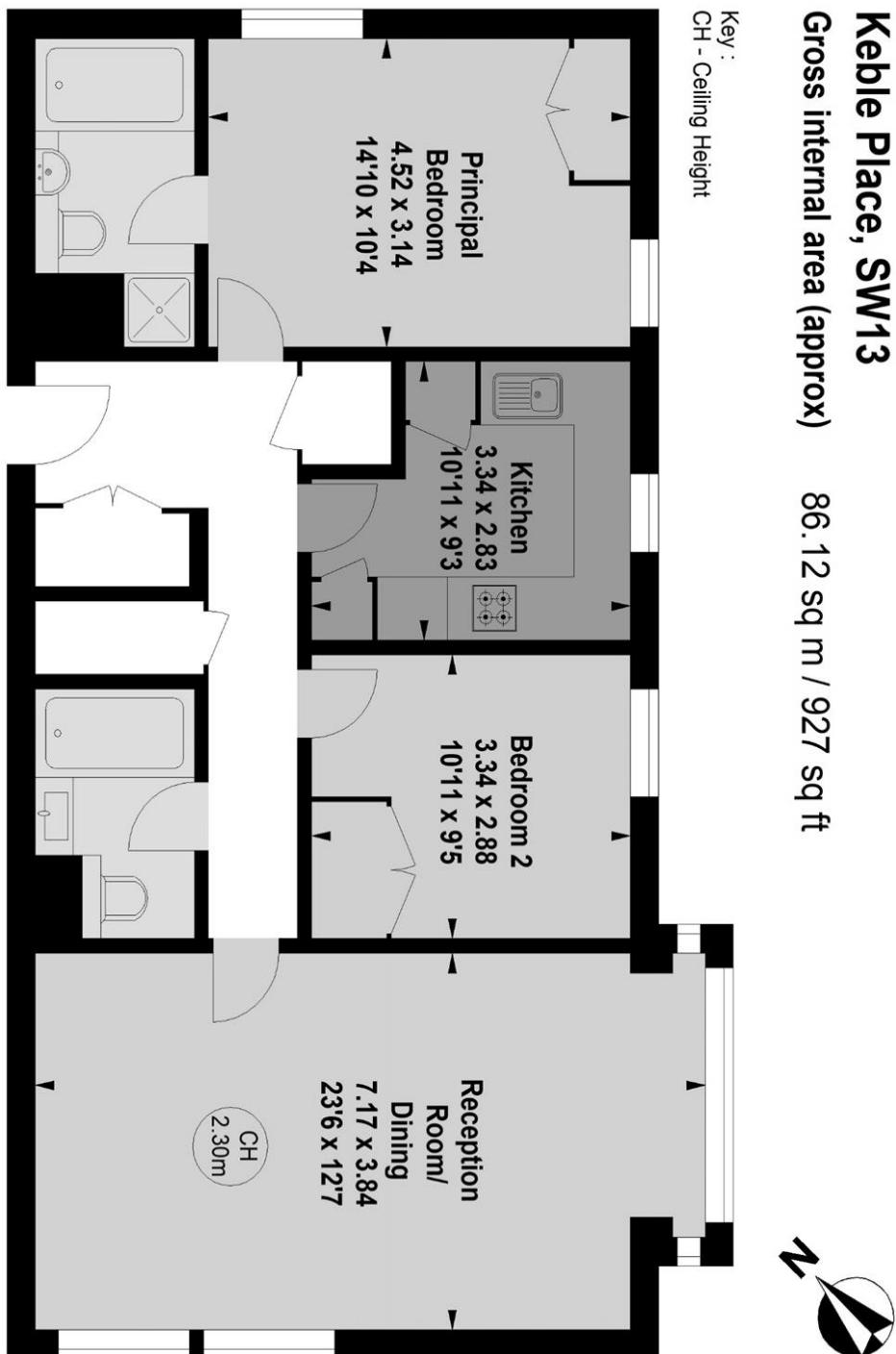
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Gross internal area (approx)

86.12 sq m / 927 sq ft

Key:  
CH - Ceiling Height



## First Floor

For Identification Only. Not To Scale.

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