



Brasenose Drive

Barnes, SW13

OIRO £1,500,000

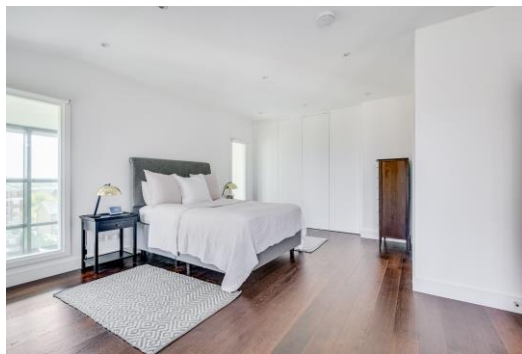
A stunning duplex penthouse apartment, in exclusive Harrods Village, in Barnes. This wonderful property has been fully-refurbished in recent years, and is arranged over two floors, with two balconies and amazing views.

This spacious apartment has air-conditioning and solid wood flooring throughout. Accessed via a lift from the ground floor and internally comprising an entrance hallway with storage cupboard and guest cloakroom. There is a modern, fully-fitted kitchen with space for a dining table and chairs. The reception room is flooded with natural light from floor-to-ceiling windows and has a part-vaulted ceiling. There is access to both balconies with partial views over the river Thames.

On the upper floor, there is a double bedroom with an en-suite bathroom and a main bedroom suite with plenty of wardrobe space and a contemporary bathroom.

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

CHESTERTONS



Brasenose Drive

Barnes, SW13

- Stunning Duplex Penthouse
- Exclusive Harrods Village
- Two Terraces
- Amazing Views
- Recently Refurbished
- Two Parking Spaces
- Leisure Suite
- Chain Free
- EPC Rating C



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 closest tube (approximately 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 and St. Osmund's.

Tenure: Leasehold plus Share of Freehold with 960 years remaining

Service Charge: £13,170 per annum (inc. estate costs, heating, water, electricity, reserve fund & leisure facilities)

Ground Rent: £0

Local Authority: London Borough of Richmond upon Thames

Council Tax Band: H

* Please note: some older photos used.

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

Chestertons Barnes Sales

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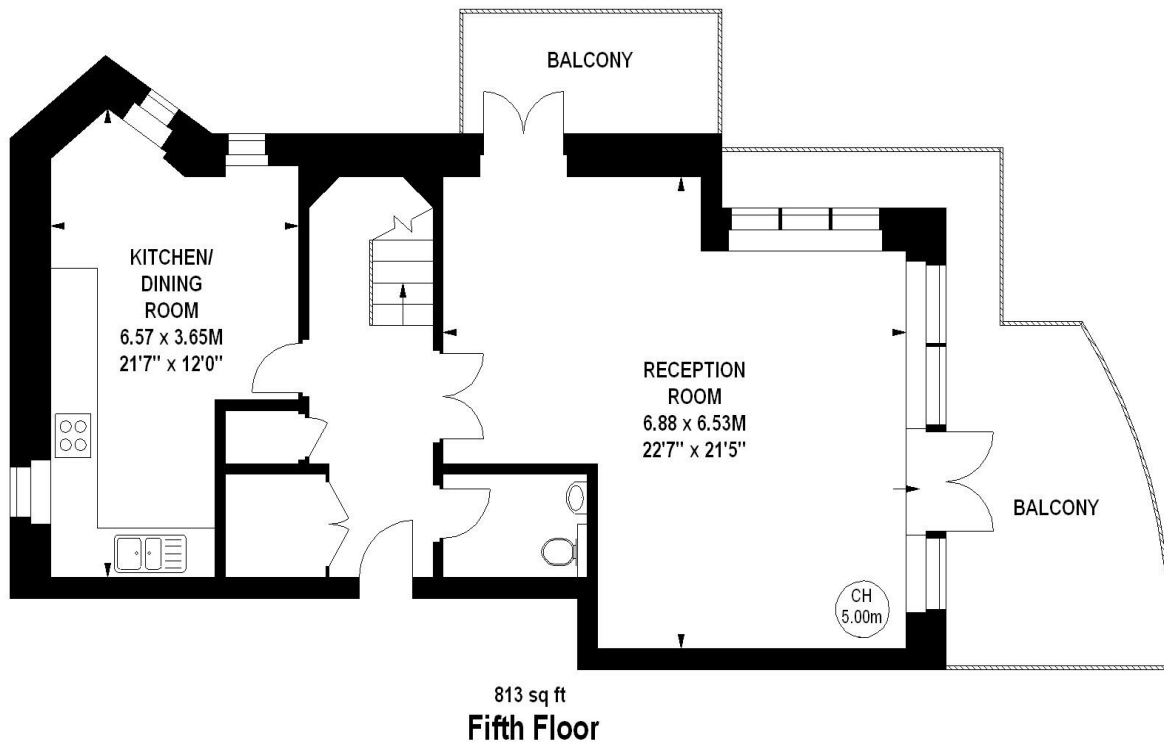
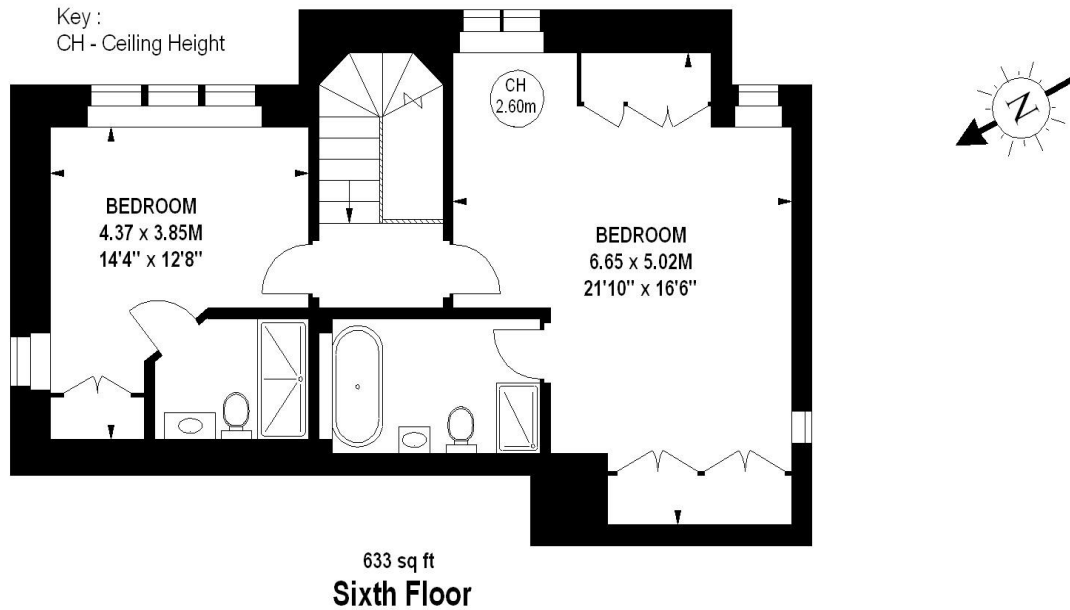
020 8748 8833

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Wren House, SW13

Approximate gross internal area

134.33 sq m / 1446 sq ft



The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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