



# Somerville Avenue

Harrods Village, SW13

Asking Price  
£1,450,000

A superb, 3 bedroom modern apartment in this iconic Grade II listed riverside depository building in the exclusive Harrods Village.

This spacious property boasts three double bedrooms, two with en-suite bathrooms, a further bathroom, plenty of fitted wardrobe and storage space. There is a modern, fully fitted kitchen and a spectacular reception room with floor to ceiling windows, high ceilings providing plenty of natural light and with wonderful views over the immaculate communal gardens.

There is a large terrace with southerly aspect off the reception room. The property is located on the second floor and benefits from lift access, 2 allocated parking spaces and air-conditioning.

Harrods Village is an exclusive gated development in Barnes, with a 24-hour concierge, manicured communal gardens 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 (currently on foot) 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.

**CHESTERTONS**





# Somerville Avenue

Harrods Village, SW13

- A Spacious 3 Double Bedroom Apartment
- Large Terrace
- Exclusive Harrods Village
- 2 Parking Spaces
- Onsite Gym and Pool
- Share of Freehold
- EPC Rating C





**Tenure:** Leasehold 993 years with Share of Freehold

**Service Charge:** £15,274 Inc reserve fund, estate costs, leisure suite, heating, gas, water and electric

**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		
(94-100) <b>A</b>		
(81-93) <b>B</b>		
(69-80) <b>C</b>	82	84
(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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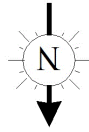
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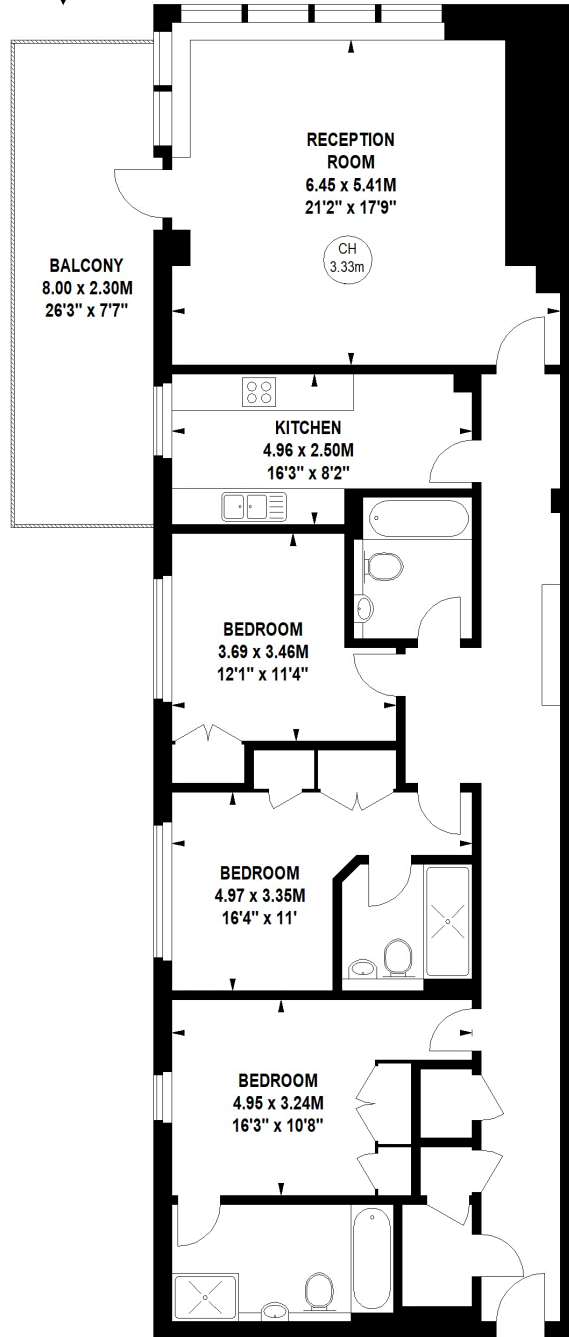
# William Hunt Mansion, SW13

Approximate gross internal area

133 sq m / 1432 sq ft



Key :  
CH - Ceiling Height



## Second Floor

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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