



Wyatt Drive

Barnes, SW13

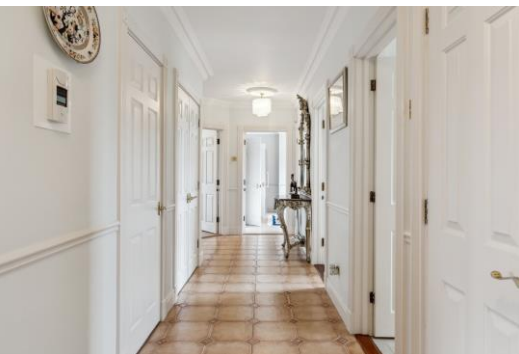
Asking Price
£1,250,000

A very well presented 2/3 bedroom apartment on the first floor of this popular riverside mansion block in Barnes. This spacious apartment boasts amazing views over the river Thames and can be configured with a third bedroom or dining room.

With approximately 1332 square foot of internal space and comprising 2 double bedrooms, including a main bedroom en-suite bathroom and further bathroom, a lovely reception room, a third bedroom or dining room, a contemporary kitchen with modern appliances and excellent storage space in the hallway. There is a separate guest cloak room, 2 balconies and wooden flooring in the reception room, 1 underground parking space with lift access and beautifully manicured communal gardens.

The Barnes Waterside development offers residents manicured communal gardens, an on-site caretaker/porter. Close by there is a parade of amenities and independent eateries, whilst nearby Barnes Village is home to the well-known duck pond and a weekly farmers' market. The Village offers an array of boutiques, cafés and High Street favourites.

CHESTERTONS



Wyatt Drive

Barnes, SW13

- A Lovely 2/3 Bedroom Apartment
- Wonderful Views Across the River Thames
- 2 Balconies
- 1 Underground Parking Space
- Modern Bathrooms and Kitchen
- Chain Free
- Share of Freehold
- EPC Rating C



Schooling and Transportation -

There are some excellent schools in the area, including renowned St Paul's Boys & Juniors, The Harrodian and The Swedish School. Local primary schools are Lowther, St Osmund's and Barnes Primary.

Hammersmith Station is the closest transport hub, with four underground lines (Hammersmith Bridge currently open to foot and cycle traffic). Nearby mainline stations, for regular routes into London Waterloo and out of London, are Barnes and Barnes Bridge Stations.

Tenure: Leasehold with approx. 970 yrs remaining and a Share of Freehold
Service Charge: £9510 Including reserve fund, heating, water and estates costs
Ground Rent: £0
Local Authority: London Borough of Richmond upon Thames
Council Tax Band: G

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chestertons Barnes Village Sales

68-69 Barnes High Street
 Barnes
 London
 SW13 9LD
 barnes@chestertons.co.uk
 020 8748 8833
 chestertons.co.uk

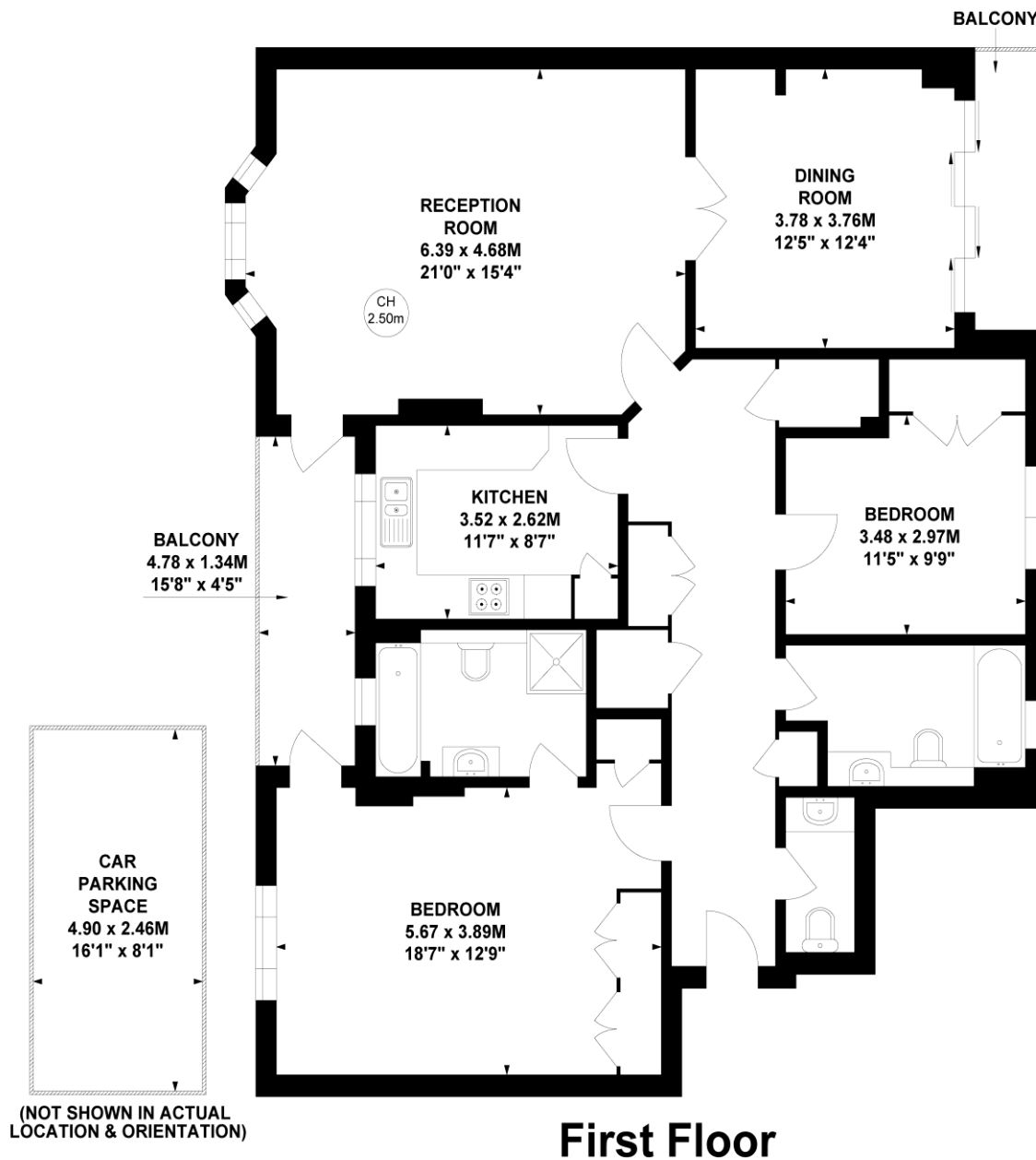
Handel Mansions, SW13

Approximate gross internal area

123.72 sq m / 1332 sq ft

Key :

CH - Ceiling Height



Not to scale, for guidance only and must not be relied upon as a statement of fact.

All measurements and areas are approximate only

