



Wyatt Drive

Barnes, SW13

Asking Price £1,200,000

A recently redecorated and well-presented two/three-bedroom apartment, on the second 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 a dining room.

Currently comprising two double bedrooms, including a principal bedroom with an en-suite bathroom, a 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 guest cloakroom, two balconies, one underground parking space with lift access and beautifully manicured communal gardens.

The Barnes Waterside development was built by Berkeley Homes and offers residents an on-site caretaker/porter and direct access to the Thames towpath. Close by 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 boasts an array of boutiques, cafés and High Street favourites.

CHESTERTONS



Wyatt Drive

Barnes, SW13

- Riverside 2/3 Bedroom Apartment
- Wonderful Views
- Recently Refurbished
- Two Balconies
- One Underground Parking Space
- Chain Free
- Share of Freehold
- EPC Rating B



Schooling & Transport

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 and St. Osmund's.

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

Tenure: Leasehold with Share of Freehold (968 years remaining)

Service Charge: Approximately £9,754 per annum (inc. reserve fund & estate costs)

Ground Rent: £0

Local Authority: London Borough of Richmond upon Thames

Council Tax Band: G

*Please note: some CGI photos used

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

Chestertons Barnes Sales

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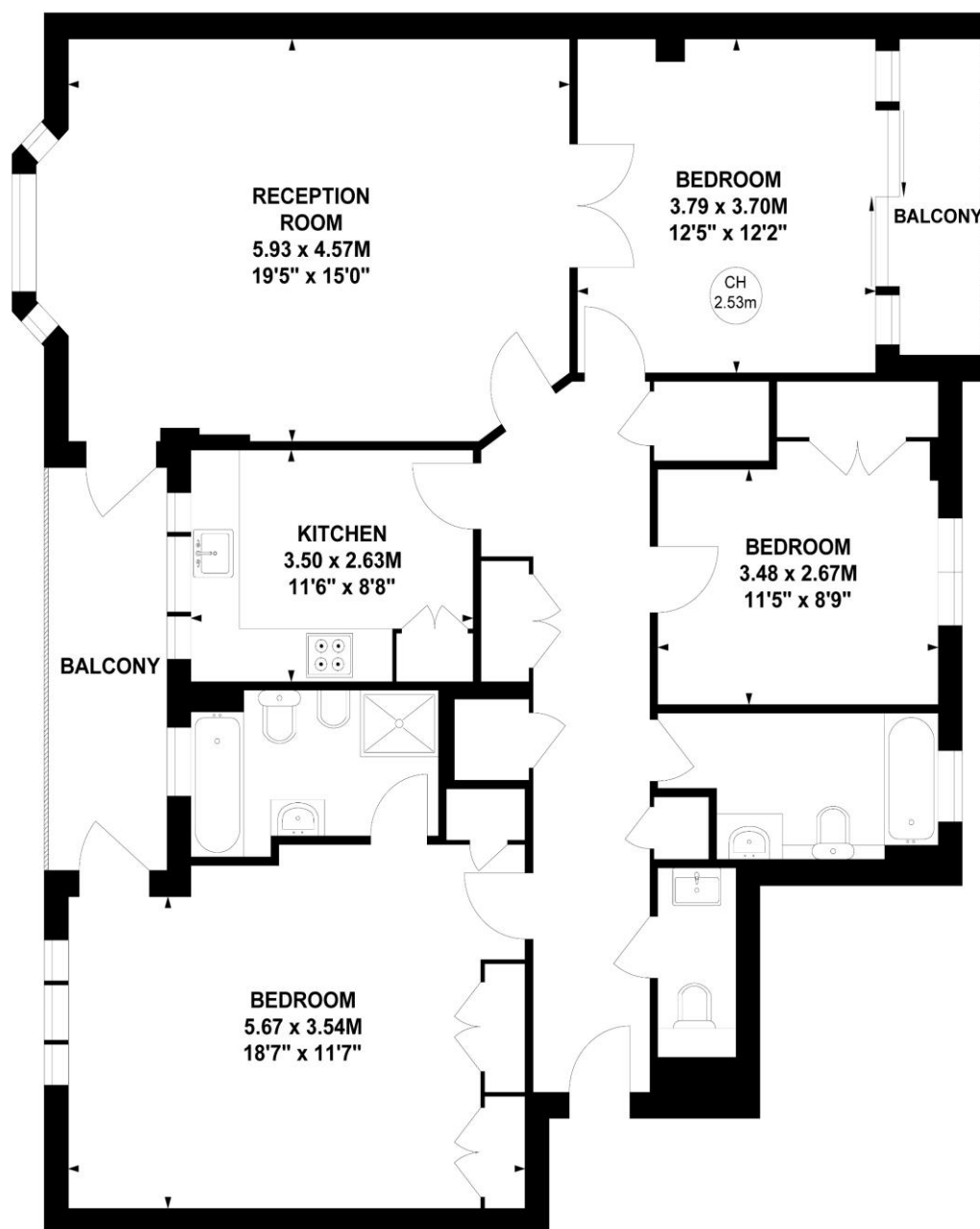
Holst Mansions, SW13

Approximate gross internal area

119.49 sq m / 1286 sq ft

Key :

CH - Ceiling Height



Second 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

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