



Brasenose Drive

Barnes, SW13

Asking Price £750,000

A superb two-bedroom apartment, in exclusive Harrods Village, with a lovely reception room with floor-to-ceiling windows and access onto a generous river-facing terrace with leafy views.

This wonderful apartment is located on the third floor, with lift access, and boasts a contemporary kitchen and spacious reception area. There are two double bedrooms, two modern bathrooms (one en-suite) and extensive wardrobe and storage space. There is one allocated covered parking space.

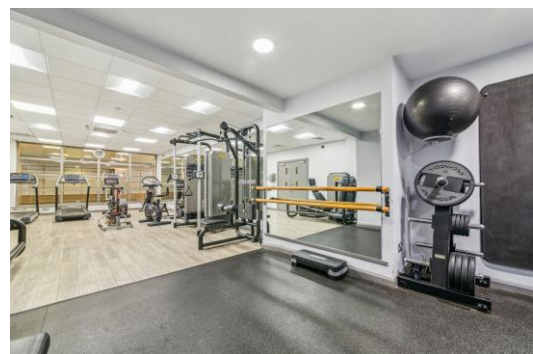
Harrods Village offers a recently upgraded resident's leisure suite, with a gym, a 25-metre pool, a sauna, a steam room and business centre. There are extensive and beautifully manicured communal gardens, 24-hour concierge and gatehouse; plus there is direct access to the Thames towpath from the development.

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 offers an array of boutiques, cafés and High Street favourites.

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.

CHESTERTONS



Brasenose Drive

Barnes, SW13

- Wonderful Two-Bedroom Apartment
- Exclusive Harrods Village Location
- River-Facing Balcony
- Allocated Parking Space
- 24-Hour Concierge & Residents' Leisure Suite
- Chain Free
- EPC Rating C



Tenure: Leasehold plus Share of Freehold (with 971 years remaining)

Service Charge: £13,657 pa (inc. reserve fund, estates/leisure costs, heating, electricity, and water)

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	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chestertons Barnes Sales

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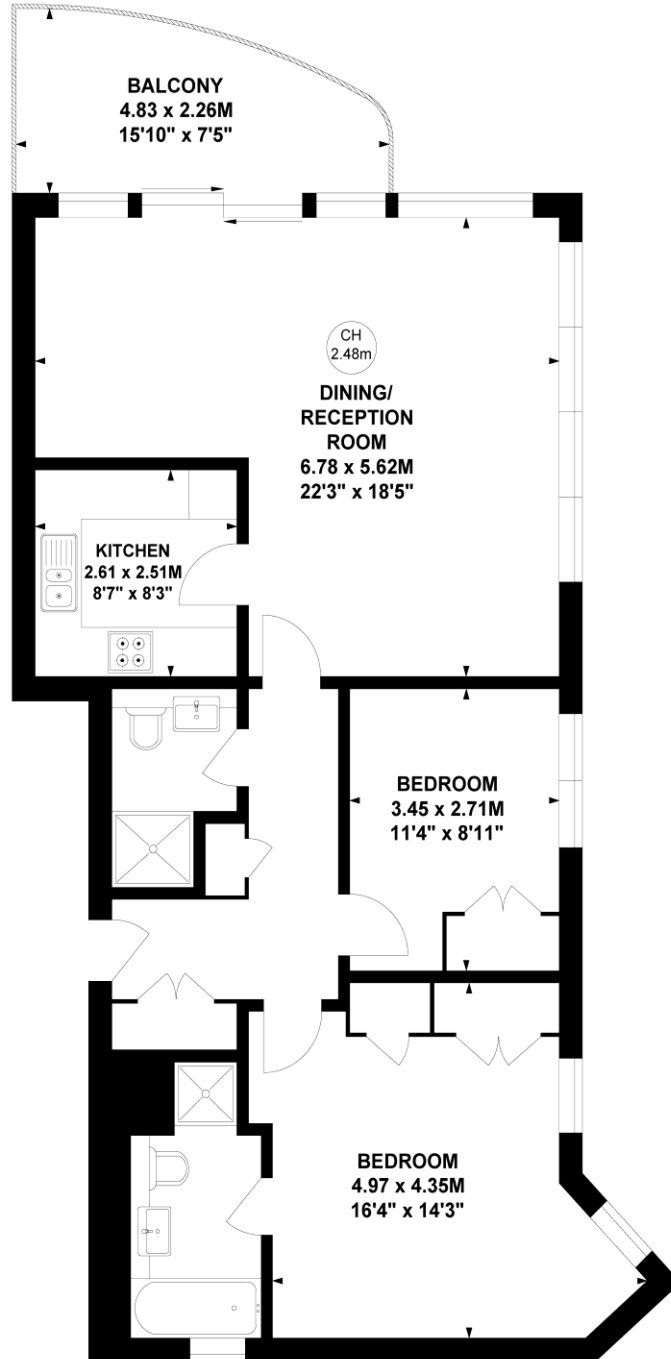
Wrenn House, SW13

Approximate gross internal area

85.33 sq m / 918 sq ft

Key :

CH - Ceiling Height



Third 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

