



Wrenn House - Harrods Village

A unique one / two bedroom ground floor apartment in the exclusive Harrods Village, with direct access onto a patio area and use of communal gardens.

This well presented property is approx. 685 sq ft and boasts a light and bright reception room with floor to ceiling windows and sliding doors to the patio area and grass lawn. There is a modern kitchen and family bathroom, a double bedroom with fitted wardrobes, additional storage in the hallway and a further bedroom or office / study.

Harrods Village is an exclusive gated-development on the banks of the River Thames in Barnes. It offers a 24 hr Concierge including night security, beautifully manicured communal gardens, direct access to the idyllic Thames Tow path walk, a recently upgraded leisure suite with gym, a 25m swimming pool, steam room and sauna.

Harrods Village is conveniently located for bus and underground rail services at Hammersmith Station (Hammersmith Bridge currently open to foot and cycle traffic). Amenities are available on nearby Castelnau and Barnes Village is minutes away. There are several renowned schools in the area, including The Harrodian School, The Swedish School and St Paul's Boys & Juniors as well as several primary schools including Lowther, Barnes and St Osmunds.

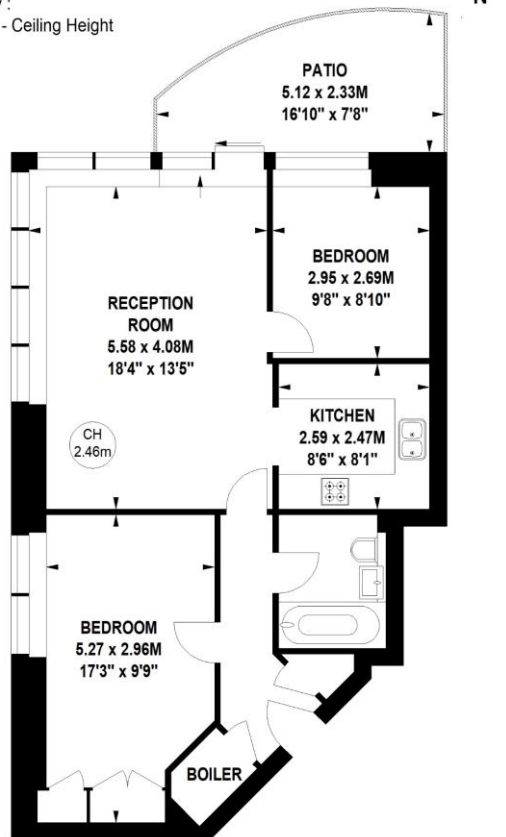
Please note Patio not demised. Chain Free. Some older photos used.

Asking Price
£600,000

CHESTERTONS

**Wrenn House,
Brasenose Drive, SW13**
Approximate gross internal area
63.64 sq m / 685 sq ft

Key :
CH - Ceiling Height



Ground 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

Tenure: Share of Freehold with Lease of 972 years

Service Charge: £12,400 approx p.a inc estate charges, heating, water, electric, leisure

Ground Rent: £0

Local Authority: London Borough of Richmond Upon Thames

Council Tax Band: E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	77
(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		

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