



Somerville Avenue

Barnes, SW13

£8,000 per month
(£1,846.15 per week)

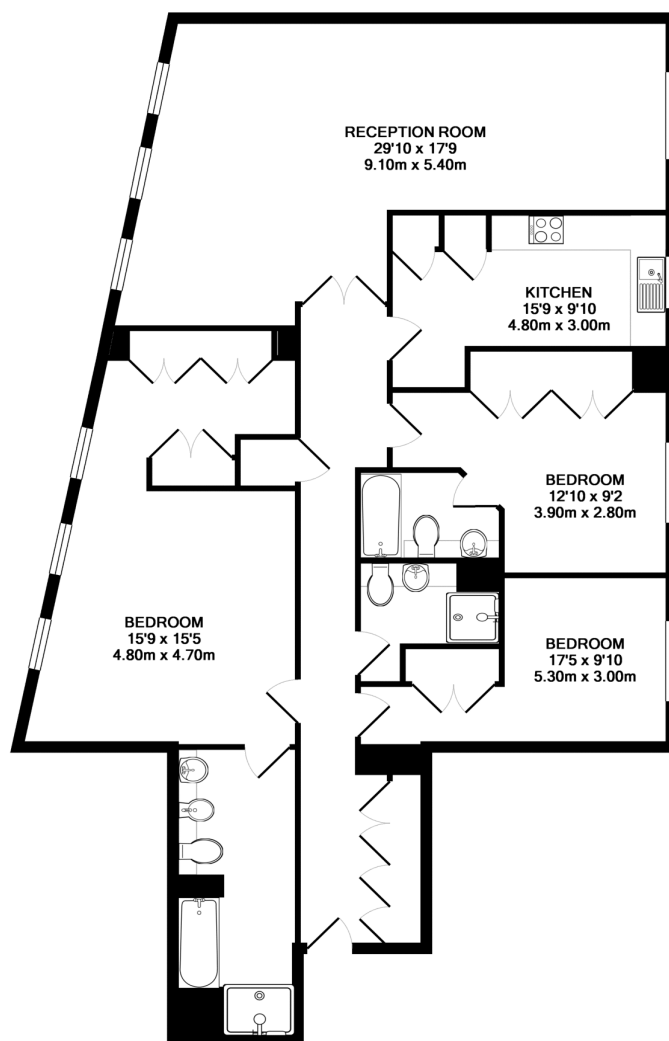
A very well-presented riverside apartment on the first floor of a converted Harrods depository building in the Harrods Village development. The property boasts an allocated parking space, a lift, a residents' swimming pool and gym, manicured communal gardens and 24-hour concierge.

Accommodation includes a dual-aspect and open-plan reception room and raised dining area with panoramic views of the Thames, a kitchen and breakfast room with ample storage, a river-facing principal bedroom suite, two further double bedrooms with built-in wardrobes, three bathrooms and hallway storage space.

Harrods Village is located in north Barnes, close to Hammersmith Bridge and the River Thames. Several bus and underground services into central London are available nearby at Hammersmith Broadway via pedestrian or cycle access across the Bridge.

Necessary amenities and independent eateries are close by, on Castelnau, and the delights of Barnes High Street and the Village are a moments' drive away. Renowned schools in the area include The Harrodian, The Swedish School and St. Paul's Boys & Junior Schools.

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SOMERVILLE AVENUE SW13
TOTAL APPROX. FLOOR AREA 1742 SQ.FT. (161.8 SQ.M.)

All measurements taken to RICS Guidelines for Gross Internal Area. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Minimum Term: one month
Local Authority: London Borough of Richmond upon Thames
Council Tax Band: G
EPC Rating: C
Furnished

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	60
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Chestertons Barnes Lettings

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Additional tenant charges apply (fees apply to non-AST tenancies only)
Tenancy Agreement Fee: £300
References per Tenant/Guarantor: £60
Inventory Check: Approx. £100-£250 (inc. VAT)
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