



Somerville Avenue

Barnes, SW13

£3,250 per month
(£750 per week)

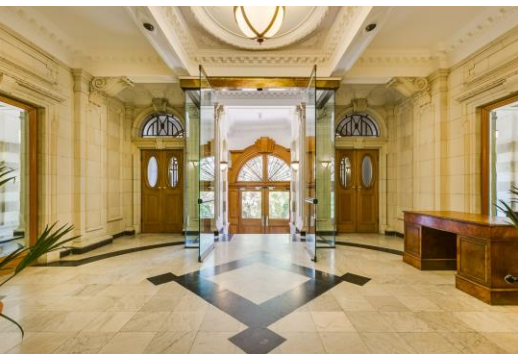
A modern riverside apartment on the fourth floor of a converted Harrods depository. The property benefits from lift access, panoramic river views from the reception room and both bedrooms, allocated underground parking and manicured communal gardens.

Accommodation includes a generous river-facing reception room with a raised floor and large windows to maximise on the stunning view over the Thames. There is a fitted kitchen and hallway storage space. The principal bedroom offers built-in wardrobes and an en-suite bathroom. There is a second double bedroom, also with built-in wardrobes, and there is a second bathroom off the hallway.

Harrods Village is a gated development boasting 24-hour concierge and a residents' leisure suite, with a swimming pool, gym and sauna. Its location is ideal for commuting from Hammersmith Broadway via pedestrian and cycle access across the Bridge.

Nearby Castelnau provides necessary amenities and several independent stores and eateries; whilst Lonsdale Road offers renowned schools, such as St. Paul's Boys & Juniors, The Harroddian and The Swedish School. Lowther Primary school is also close by.

CHESTERTONS



Somerville Avenue

Barnes, SW13

- Riverside Apartment
- Converted Harrods Depository
- Fourth Floor with Lift
- Residents' Swimming Pool & Gym
- Allocated Parking



Minimum Term: six months
Deposit Required: five weeks rent (£3,750)
Local Authority: London Borough of Richmond upon Thames
Council Tax Band: G
EPC Rating: C
Unfurnished

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	84
(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		

Chestertons Barnes Lettings

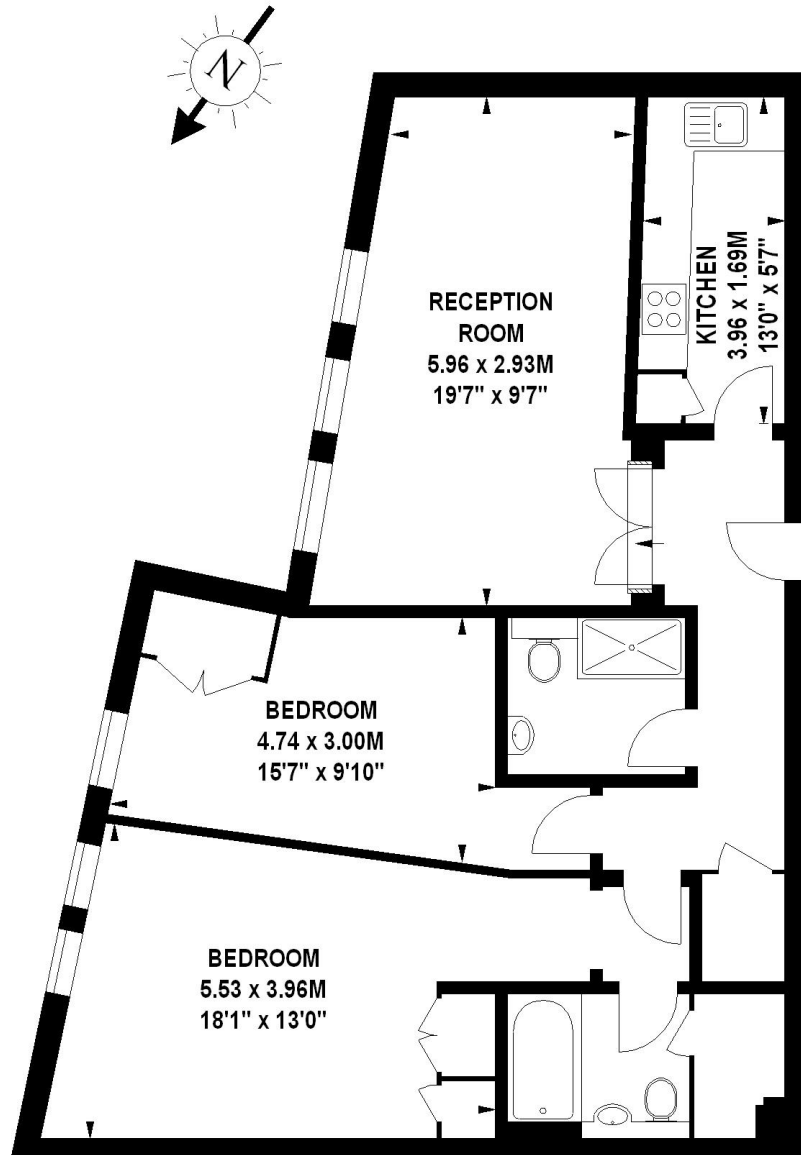
68-69 Barnes High Street
 Barnes
 London
 SW13 9LD
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 020 8748 7733
[chestertons.co.uk](https://www.chestertons.co.uk)

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)
[chestertons.co.uk/property-to-rent/applicable-fees](https://www.chestertons.co.uk/property-to-rent/applicable-fees)

William Hunt Mansions, SW13

Approximate gross internal area

85.65 sq m / 922 sq ft



Fourth Floor

Illustration For Identification Purposes Only. Not To Scale

*Floorplan Drawn According To RICS Guidelines

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