



**JAMES
ANDERSON**



FOR SALE

£750,000

Somerville Avenue, Barnes, SW13

Guide Price

A spacious, (approx 968 sq ft) third floor apartment located within this luxurious, Grade II Listed building in the highly desirable Harrods Village development. This well proportioned property is arranged to provide a spacious living/dining area with remarkable views of the River Thames. There is a separate fully fitted kitchen with integrated appliances, two double bedrooms, both with built in wardrobes, and the principle bedroom benefits from an en-suite shower room, plus there is a modern bathroom. Harrods Village is a prestigious gated development and further benefits from impressive landscaped communal gardens, 24 hour concierge/security, a residents swimming pool, gym, steam room, sauna and jacuzzi. The development is conveniently placed for the amenities of Barnes and Hammersmith, with local shops and pubs nearby, along with easily accessible walks along the river. For the commuter Hammersmith's underground and overground network is also a short walk over the bridge. The schools in the area include The St Paul's School, The Harrodian School, The Swedish School, Ibstock Place School, St Osmunds' (RC) and Barnes Primary School to name a few.

-  Two Bedrooms
-  En-Suite Shower & Bathroom
-  Stunning Views From Spacious Living Room
-  Kitchen With Integrated Appliances
-  EPC Rating C / Council Tax G / Share of Freehold
-  Hammersmith Station
-  Excelent Local Schools
-  Prestigious Harrods Village Development
-  Two Secure Underground Parking Spacious
-  No Onward Chain

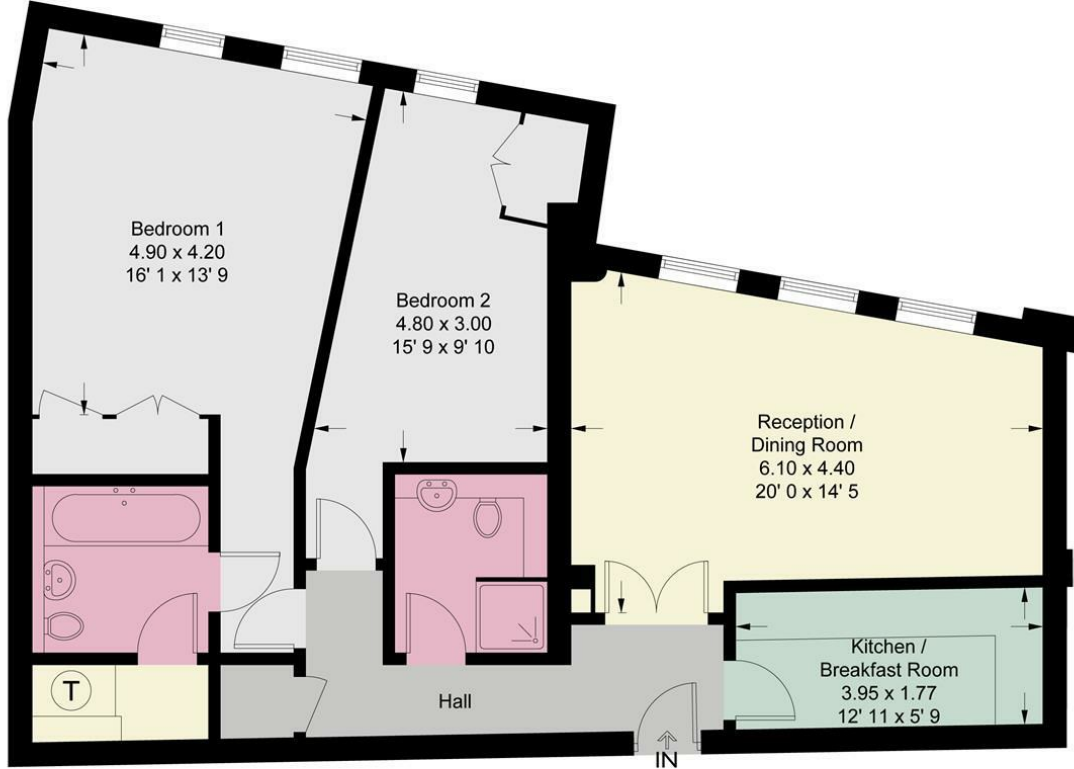


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8876 0100

William Hunt Mansions

Approximate Gross Internal Area = 968 sq ft / 90 sq m



Third Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



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

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |

