

Brasenose Drive

Harrods Village, SW13

Asking Price £950,000

An exceptional and beautifully appointed two-bedroom apartment, positioned on the fourth floor of this landmark warehouse conversion, within the prestigious gated Harrods Village development.

This elegant home showcases iconic original warehouse architecture, defined by high ceilings and extensive windows that maximize its highly coveted, sun-drenched southerly aspect. The property opens into a wide, welcoming entrance hall equipped with discrete coat storage, which then flows naturally into a magnificent, wide-aspect reception room. This expansive living area has been thoughtfully integrated with a newly installed luxury kitchen; creating a seamless open-plan space with a prominent island, streamlined cabinetry and high-specification integrated appliances.

Offering a generous principal bedroom suite, complete with built-in wardrobes and a large en-suite bathroom that includes a standalone walk-in shower. A second well-proportioned double bedroom also benefits from its own built-in storage and enjoys easy access to a separate, contemporary main bathroom.

Harrods Village is celebrated as one of the most exclusive riverside enclaves in West London; providing its residents with an uncompromising standard of security and premium lifestyle facilities. Life within this secure, gated environment is supported by a dedicated 24-hour concierge service and direct access to an on-site private leisure suite, which features a fully equipped gym, a swimming pool, a steam room and a sauna. For added convenience, the apartment includes secure lift access, one allocated private parking space and full use of the beautifully manicured, expansive communal gardens running alongside the River Thames.

CHESTERTONS









Brasenose Drive

Barnes, SW13

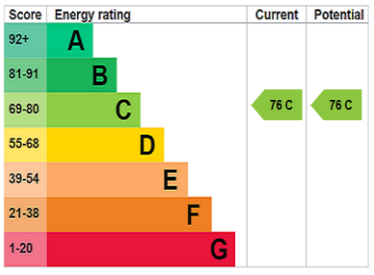
- Exclusive Harrods Village Apartment
- Open-Plan Living
- Two Bedrooms & Two Bathrooms
- One Parking Space
- 24-Hour Concierge
- Residents Leisure Suite with Pool & Gym
- Chain Free
- EPC Rating C



Position / Schooling / Transport

Idyllically nestled on the banks of the river in Barnes, the property beautifully balances peaceful, village-style surroundings with excellent connections into central London. Ideal for commuters, the home provides easy access to Hammersmith Underground Station via the historic Hammersmith Bridge (open to pedestrians and cycles), alongside direct bus routes connecting to Barnes Station for swift National Rail services into London Waterloo. The location is also perfect for growing families, sitting in close proximity to prestigious local educational institutions, including The Harrodian, St. Paul's Boys & Juniors, The Swedish School, Lowther Primary and St. Osmund's Primary School.

Tenure: Leasehold plus Share of Freehold with 971 years remaining
Service Charge: Approximately £14,491 per annum
(inc. reserve fund, leisure suite, heating, water, gas & electricity)
Ground Rent: £0
Local Authority: London Borough of Richmond upon Thames
Council Tax Band: G



Chestertons Barnes Sales

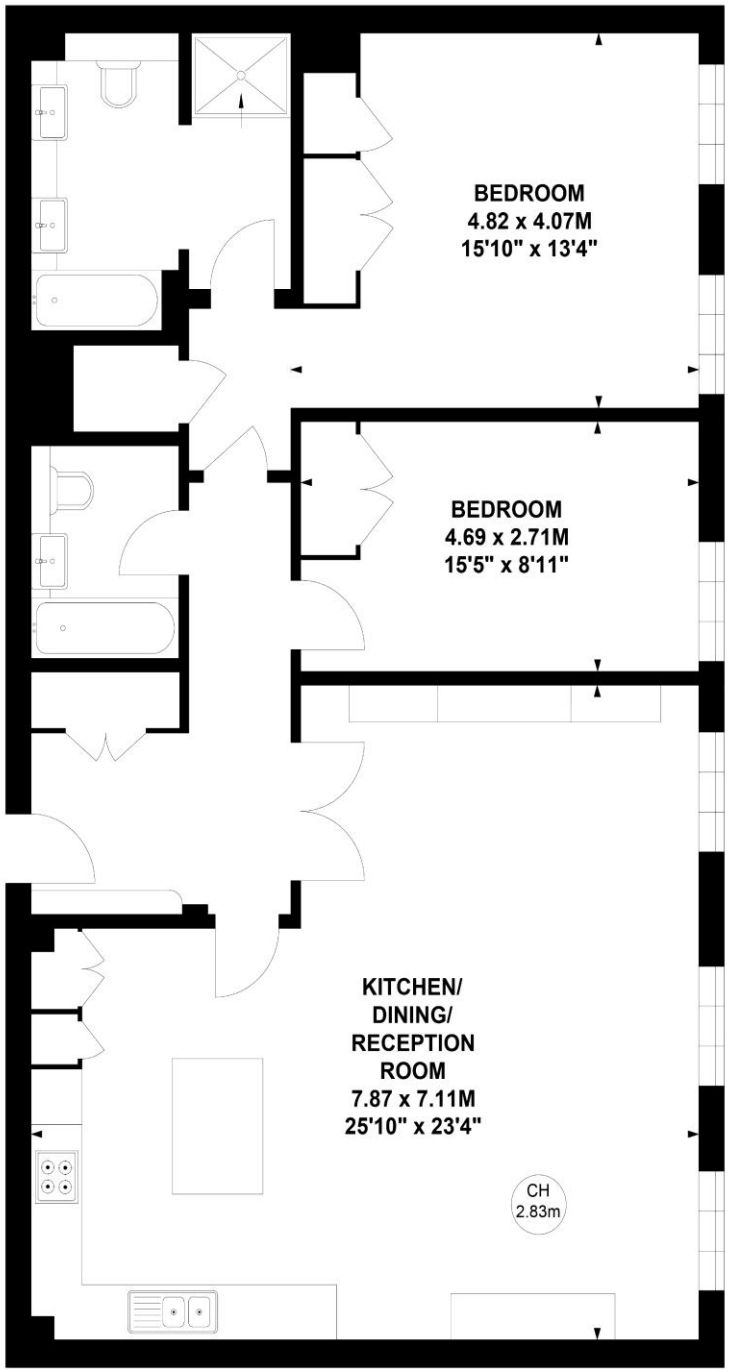
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Richard Burbidge Mansions, SW13

Approximate gross internal area

117.24 sq m / 1262 sq ft

Key :
CH - Ceiling Height



Fourth 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

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