



Wyatt Drive

Barnes, SW13

Asking Price
£2,100,000

An immaculately presented five bedroom townhouse on the popular Barnes Waterside in Barnes. This spacious property offers approx. 2550 sq ft of internal space with a landscaped west-facing rear garden, uninterrupted views, off-street parking for two cars and a large store room.

The house has been upgraded recently and is arranged over four floors. On the ground floor there is a utility room, guest cloakroom and the garage has been converted into two generous store rooms. To the rear of the property is a wonderfully light and bright kitchen / reception room. This room was extended and boasts full height Crittall windows and doors leading the garden as well as a contemporary kitchen with island, providing highly practical space for modern living.

The first floor offers a spacious formal reception room with large windows and a Juliet balcony to the rear and a double bedroom with fitted wardrobes, two Juliet balconies and a modern shower room. The second floor comprises the main bedroom suite with two banks of fitted wardrobes and a stylish en-suite bathroom. Off the central landing, there are two further double bedrooms with fitted wardrobes and a further modern bathroom. On the top floor there is a generous bedroom with an adjoining w/c, a further store room and ample eaves storage.

Barnes is surrounded on three sides by the River Thames, providing lovely walks, and has the world famous London Wetlands centre. For the sports enthusiast, The Riverside Health Club is just across Barnes Bridge, while Rocks Lane offers a wide range of sporting activities and Richmond Park is approximately two miles away. Barnes Village offers an array of independent boutiques and eateries, as well as some High Street favourites, award-winning restaurants, the famous duck pond and a weekly Farmers' Market.

CHESTERTONS



Wyatt Drive

Barnes, SW13

- A Wonderful Town House
- 5 Bedrooms and 3 Bathrooms
- Extended, Modern Kitchen
- Approx 2550 Sq ft
- West Facing Garden
- Off Street Parking for 2 Cars
- EPC Rating C



Location / Schooling / Transportation

Wyatt Drive is a leafy residential street within the Barnes Waterside development in North Barnes. It offers tranquil and scenic living, with well-kept green spaces and a central pond.

Convenient transport links are at Hammersmith with pedestrian and cycle access for underground services and at Barnes and Barnes Bridge Stations for regular overground services to London Waterloo. Barnes is well-placed for road links to Heathrow Airport and the M3 and M4 Motorways.

There are excellent schools nearby including St Paul's, St Paul's Juniors, Godolphin, Latymer, The Harrodian and The Swedish School, as well as several Primary Schools.

Tenure: Freehold

Service Charge: £400 Barnes Waterside estate costs per year

Ground Rent: £0

Local Authority: London Borough of Richmond upon Thames

Council Tax Band: H

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	91 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Approximate gross internal area

236.90 sq m / 2550 sq ft

(Including Store Room)

Store Room : 11.41 sq m / 123 sq ft

Key :

CH - Ceiling Height



Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only

