

Harrods Village - Barnes, SW13

A stunning three-bedroom, second-floor apartment set within the exclusive and highly sought-after Harrods Village Development in north Barnes. This superb residence has undergone a meticulous, full refurbishment and reconfiguration in recent years, resulting in an exceptional contemporary home. At its heart lies a spectacular, light-filled open-plan kitchen and reception room featuring a central island, premium appliances, and sophisticated bespoke cabinetry.

Asking Price
£1,450,000

Benefitting from a coveted southerly aspect, the entire living space is flooded with natural light and flows effortlessly out onto a generous private terrace, providing the perfect setting for seamless indoor-outdoor entertaining and relaxation.

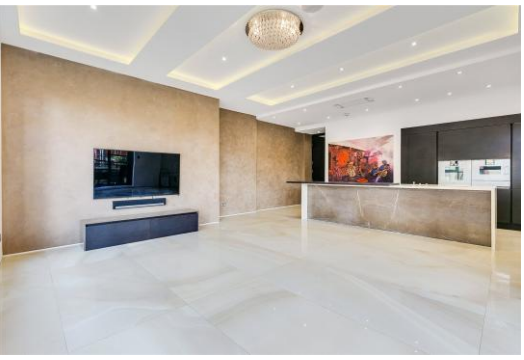
The immaculate accommodation continues through the private quarters, which comprise three exceptionally well-proportioned bedrooms, each thoughtfully equipped with extensive bespoke wardrobe space. Both the principal and second bedrooms are complete with ultra-modern en-suite bathrooms, while a further family bathroom of equal quality serves the rest of the home. Every bathroom showcases high-quality, contemporary fittings and pristine tiling.

The attention to detail throughout the apartment is exemplary, featuring a versatile layered lighting system that allows for distinct ambient mode zones. Luxurious, plush carpeting adds comfort to the bedrooms, while large-format designer floor tiles sweep seamlessly through the main living areas and hallways.

Situated within the secure, gated confines of Harrods Village, residents enjoy an unparalleled lifestyle supported by a 24-hour concierge service, meticulously manicured communal gardens, and an exclusive on-site leisure suite complete with a swimming pool, fully equipped gymnasium, and sauna.

CHESTERTONS









Somerville Avenue

Barnes, SW13

- Stunning Apartment
- Grade II Listed Iconic Building
- Dual-Aspect Open-Plan Reception Room & Kitchen
- Three Bedrooms & Three Bathrooms
- One Allocated Parking Space
- 24 Hr Concierge
- Residents' Leisure Suite
- EPC Rating B

- Please note some older photos and CGI's used

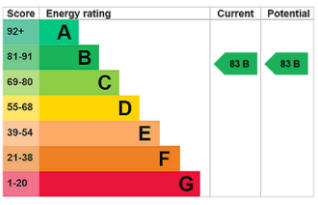


Location / History / Schooling

William Hunt Mansions, one of three historic buildings making up today's Harrods Village which was originally the Harrods Furniture Depository. This iconic Grade II listed building sits along the Thames at Barnes has long been a landmark for the Oxford and Cambridge Boat race and was designed to mirror the famous Harrods department store in Knightsbridge. The historic Harrods buildings were converted into apartments in 1997-99.

The property's prime location offers an idyllic balance of riverside tranquillity and urban connectivity, affording convenient commuting via pedestrian and cycle access across Hammersmith Bridge directly to the transport hub at Hammersmith Broadway, alongside several reliable local bus routes. An array of necessary amenities, independent boutiques, and artisan eateries are just moments away on renowned Castelnau, while families will benefit from close proximity to outstanding schooling options including St. Paul's, The Harrodian, and The Swedish School.

Tenure: Share of Freehold with lease of 970 years remaining
Service Charge: £25,046 aprox p.a Including leisure suite, reserve fund, heating, water, gas and electric
Ground Rent: £0
Local Authority: London Borough of Richmond upon Thames
Council Tax Band: G



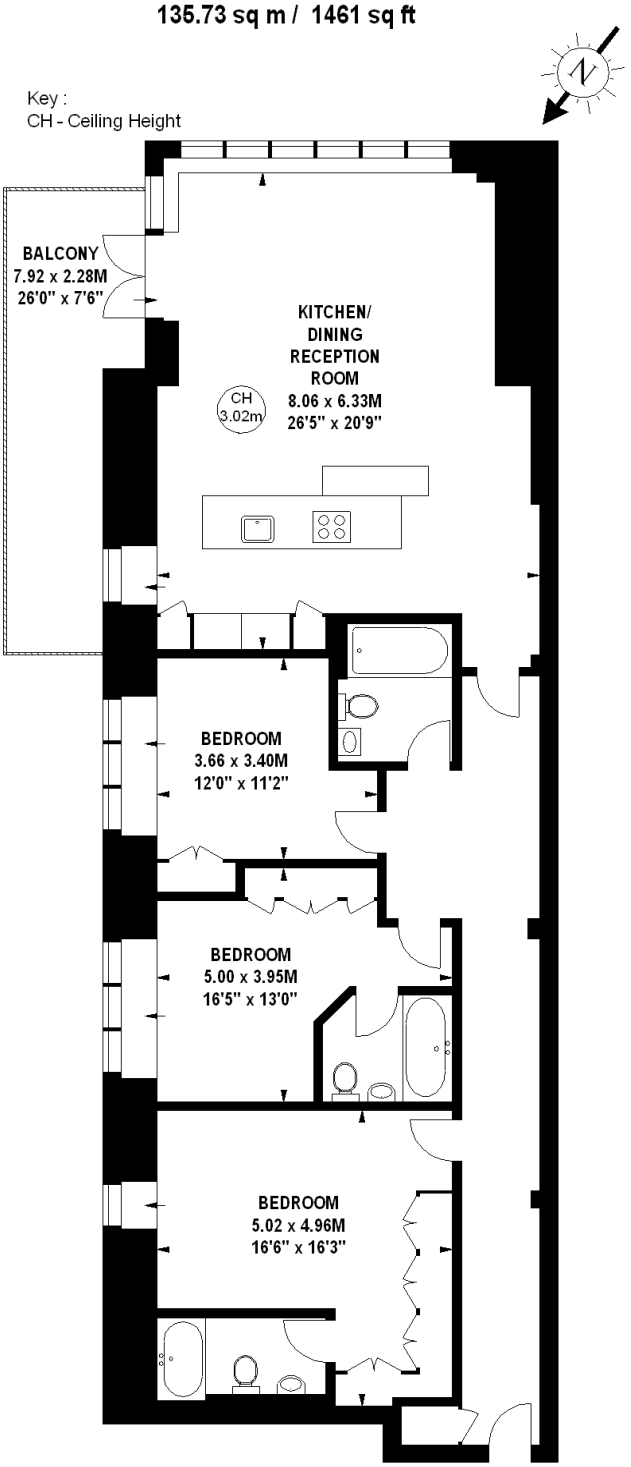
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William Hunt Mansions, SW13

Approximate gross internal area

135.73 sq m / 1461 sq ft



Second Floor

The floor plan is not to scale and measurements and
areas shown are approximate and therefore should be used for illustrative purposes only.
The plan has been prepared in accordance with the RICS code of Measuring Practice
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If there is any aspect of particular importance, you should carry out or
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