



Riverview Gardens

Barnes, SW13

Asking Price £1,350,000

An absolutely stunning apartment in the prestigious Riverview Gardens in Barnes. Located on the second floor and boasting direct views over the river Thames, three balconies and access to private and beautifully manicured communal gardens.

Upgraded in recent years this spacious top floor apartment has been arranged with two double bedrooms and two bathrooms. The main bedroom suite offers excellent wardrobe space and a gorgeous en-suite bathroom with free standing bath and second balcony. The second bedroom is a large double and there is a modern second bathroom with utility area.

The kitchen has been cleverly designed with plenty of worktop and storage space, high quality appliances and a breakfast bar that leads through to the reception / dining room. This substantial room is light and bright with several large, recently installed windows. It currently incorporates a dining area and rear seating area taking in lovely views of the river and has a further balcony.

Riverview Gardens is a wonderful mansion block in Barnes with beautifully manicured communal gardens, a resident porter and is located just off Castelnau, next to Hammersmith Bridge.

Barnes is a small community with a beautiful village at its heart. The village perfectly balances city and country living thanks to its easy London transport links and the green spaces of Barnes common, Barnes green with its famous duck pond, the London wetland centre and the world famous Richmond Park close-by.



Riverview Gardens

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- Stunning Mansion Flat
- Highly-Regarded Riverview Gardens
- Panoramic River Views
- Three Balconies
- Exceptional Quality
- Chain Free
- EPC Rating E



Transportation and Schooling

An ideal location for families, the area has outstanding state and private school options, including St Pauls boys and juniors school, the Harrodian, the Swedish school, St. Osmonds, Barnes and Lowther primary schools. You will find everyday amenities such as dry cleaning, small supermarkets and coffee spots on your doorstep alongside a selection of pubs, cafes, delis and restaurants. Local favourites include Alma cafe, the Red Lion pub and Church Road restaurant. Barnes village also holds a farmers market every Saturday.

Hammersmith Station is the closet transport hub, with four underground rail lines (Hammersmith Bridge currently open to foot and cycle traffic). Nearby mainline stations, for regular routes into London Waterloo and out of London, are Barnes and Barnes Bridge.

Tenure: Leasehold plus Share of Freehold with 970 years remaining

Service Charge: £10,312 per annum (including sinking fund)

Ground Rent: £0

Local Authority: London Borough of Richmond upon Thames

Council Tax Band: G

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		56 D
39-54	E	41 E	
21-38	F		
1-20	G		

Chestertons Barnes Sales

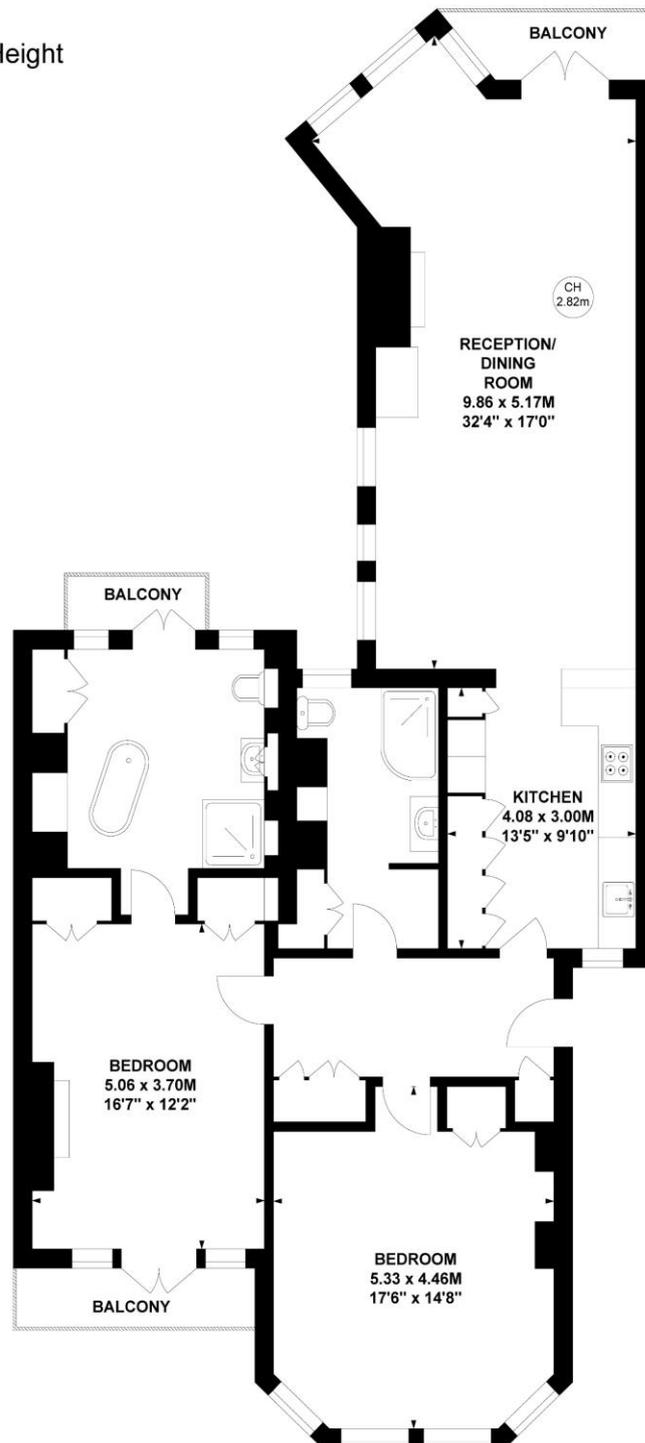
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Approximate Gross Internal Area

132.03 sq m / 1421 sq ft

Key :
CH - Ceiling Height



Second 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

