



Wyatt Drive - Barnes, SW13

A beautifully appointed two-bedroom apartment encompassing approximately 1,138 sq ft of elegant living space, situated on the raised ground floor of this prestigious riverside development and benefitting from two underground parking spaces, two private terraces, and wonderful views towards the River Thames.

Guide Price
£1,050,000

Finished to an exceptional standard throughout, the property opens into a welcoming entrance hall that leads to the heart of the home: a spectacular reception room of generous proportions. Offering a wonderful space for both formal entertaining and relaxed everyday living, this bright room features direct access out onto a private terrace overlooking the river. The separate kitchen has been thoughtfully upgraded, providing extensive workspace alongside a comprehensive range of modern integrated appliances.

The bedroom accommodation is equally well-considered, featuring two substantial double bedrooms. The impressive principal suite is complete with an array of fitted wardrobes and a contemporary en-suite bathroom. A further modern family bathroom serves the second bedroom and guests.

Barnes Waterside is a highly regarded premier development, renowned for its beautifully manicured communal gardens which offer direct access onto the scenic Thames towpath. Residents further benefit from the services of an on-site caretaker/porter, lift access, and a secure allocated underground parking space.

The development perfectly balances peaceful, scenic seclusion with excellent urban convenience. A nearby parade offers everyday essential amenities and independent eateries, while a short walk along the river leads into historic Barnes Village. Famous for its duck pond and vibrant community spirit, the village boasts an array of upscale boutiques, artisan cafés, and a renowned weekly farmers' market.

CHESTERTONS



Wyatt Drive

Barnes, SW13

- A Well Appointed 2 Bedroom Apartment
- Popular Barnes Waterside
- 2 Terraces
- 2 Modern Bathrooms
- River Views
- 2 Underground Parking Spaces
- Beautiful Communal Gardens
- EPC Rating C



Transport and Schooling

The area is also a premier destination for families, sitting within the catchment of some of the UK's most prestigious schools. Renowned independent institutions such as St. Paul's, The Harrodian, and The Swedish School are close by, alongside highly regarded local primary options including Lowther and St. Osmund's.

Transport links are excellent, providing rapid access into Central London. Hammersmith Station is the closest Underground hub, easily reached via Hammersmith Bridge (currently open to pedestrians and cycles), offering connections to four distinct lines. For mainline rail services, both Barnes and Barnes Bridge stations are nearby, providing frequent and direct routes straight into London Waterloo.

Tenure: Share of Freehold with lease of 967 years

Service Charge: £6956 p.a inc reserve 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	70 C	70 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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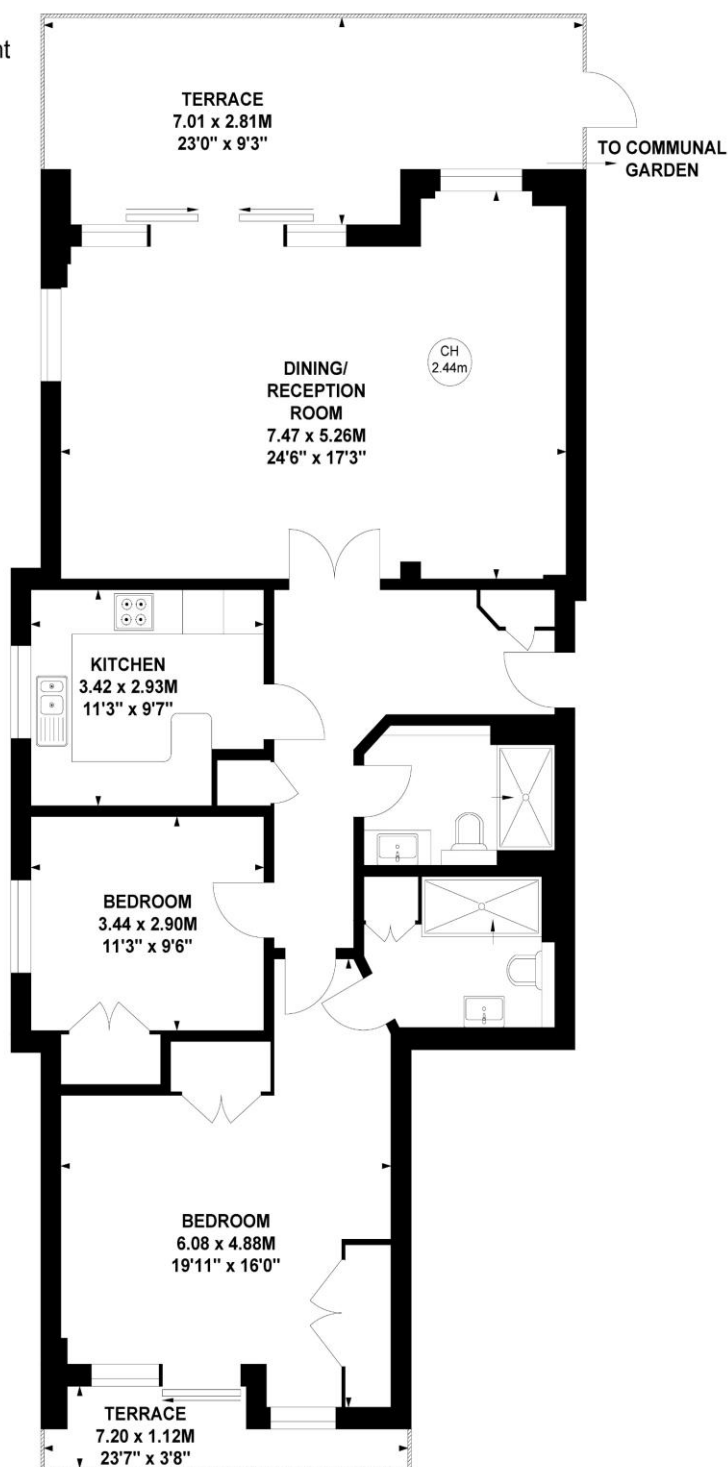
[chestertons.co.uk](https://www.chestertons.co.uk)

Holst Mansions, SW13

Approximate gross internal area

105.75 sq m / 1138 sq ft

Key :
CH - Ceiling Height



Ground 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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