



Willow Avenue  
Barnes, SW13

CHESTERTONS





This exceptional, 2,714 sq. ft., duplex penthouse in the heart of Barnes Village overlooks Barnes Green. Combining expansive internal proportions with a highly functional layout, the property offers a unique blend of village charm and modern apartment living, with lift access and parking.

The lower floor centres on a spectacular, light-filled reception room featuring a dramatic vaulted, domed ceiling. This impressive entertaining space flows naturally into a dedicated dining area and a contemporary, fully equipped kitchen.

Two private balconies extend from this level, offering open views and seamless indoor-outdoor living. A wide entrance hall, guest cloakroom, and ample coat storage complete this floor.

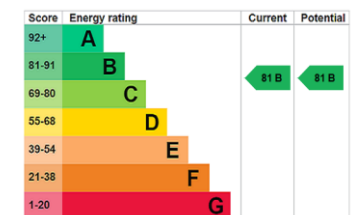
Upstairs leads to a generous mezzanine overlooking the main reception room, providing a flexible space ideal for a home office, media snug, or secondary lounge. Provision has been made for the installation of an internal lift.

The bedroom accommodation comprises two large suites, each featuring modern ensuite bathrooms and individual private balconies. The principal suite benefits from a dedicated walk-in wardrobe. Designed for practical living, the upper floor includes a large separate utility area, an adaptable storeroom or study and two extensive eaves storage spaces perfect for larger items. This level also features its own secondary entrance via the communal stairs.

Barnes Village offers an array of independent boutiques and eateries, as well as some High Street favourites and award-winning restaurants. There is a weekly Farmers' market and many local organisations and societies. Convenient transport links are at nearby Barnes and Barnes Bridge stations, which offer frequent service into London Waterloo. There are regular bus routes towards Hammersmith (Hammersmith Bridge open to foot and cycle traffic), which benefits from the underground and bus network. Close by are some excellent schools including St Paul's Boys & Juniors, The Harrodian and The Swedish School.

Asking Price £2,250,000

- Exceptional Duplex Penthouse Apartment
- Central Barnes Location
- Gated Parking Space
- Views Over Barnes Green
- Lift
- EPC Rating B



**Tenure:** Leasehold with 126 years remaining

**Service Charge:** Approximately £8,461 per annum (inc. estate costs, gardening, general maintenance and reserve fund)

**Ground Rent:** £350 per annum

**Local Authority:** London Borough of Richmond upon Thames

**Council Tax Band:** G

**Chestertons Barnes Sales**

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Barnes

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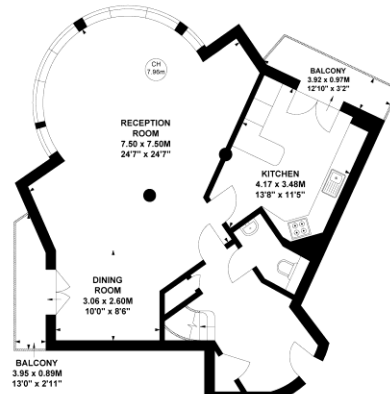
# The Coterie Apartment, SW13

Approximate gross internal area

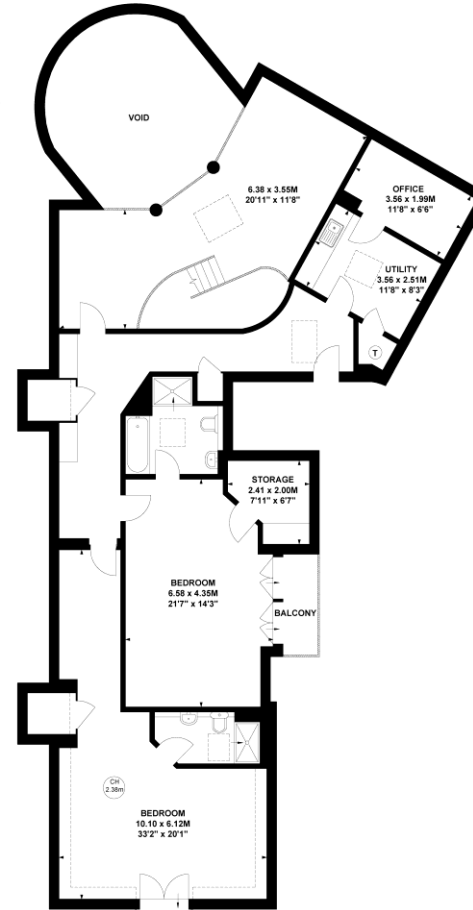
252.13 sq m / 2714 sq ft

(Excluding Void)

Key :  
CH - Ceiling Height



Second Floor



Third 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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