



Wyatt Drive

Barnes, SW13

Asking Price
£1,250,000

Designed with flexibility in mind, this generous, second floor lateral apartment offers adaptable accommodation and boasts amazing river views. At the heart of the home is a wonderful reception room that serves as a spectacular entertaining space, seamlessly connecting to the dining room and two private balconies. Adjacent, the contemporary kitchen comes fully equipped with modern appliances and extensive workspace. The dining room can be used as a third bedroom, study or additional living space.

Comprising two substantial double bedrooms, including a principal suite complete with an en-suite bathroom and fitted wardrobes. A further family bathroom, a practical guest cloakroom, and deep built-in storage off the central hallway complete the internal layout.

Residents of this premier development benefit from first-class amenities, including an on-site caretaker/porter, lift access, and beautifully manicured communal gardens with direct access to the Thames towpath. The property also includes a secure underground parking space.

Located within the prestigious Barnes Waterside community, the property balances peaceful riverside seclusion with urban convenience. A nearby parade offers everyday essential amenities and independent eateries, while a short walk leads into historic Barnes Village. Famous for its duck pond and vibrant community spirit, the village boasts an array of upscale boutiques, artisan cafés, high-street favourites, and a renowned weekly farmers' market.

CHESTERTONS



Wyatt Drive

Barnes, SW13

A Large Two / Three Bedroom Apartment
Panoramic River Views
Two Balconies
Underground Parking Space
Chain Free
Share of Freehold
EPC Rating B

Please Note: Some Older Photos Used



Location / Schooling / Transport

The area is 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 Boys & Juniors, 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 and the surrounding home counties. Hammersmith Station is the closest underground hub, easily reached via Hammersmith Bridge (currently open to pedestrians and cycles), offering connections to four distinct tube 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 967 years remaining

Service Charge: £9224 p.a Approx inc reserve fund, general service charge and insurance

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	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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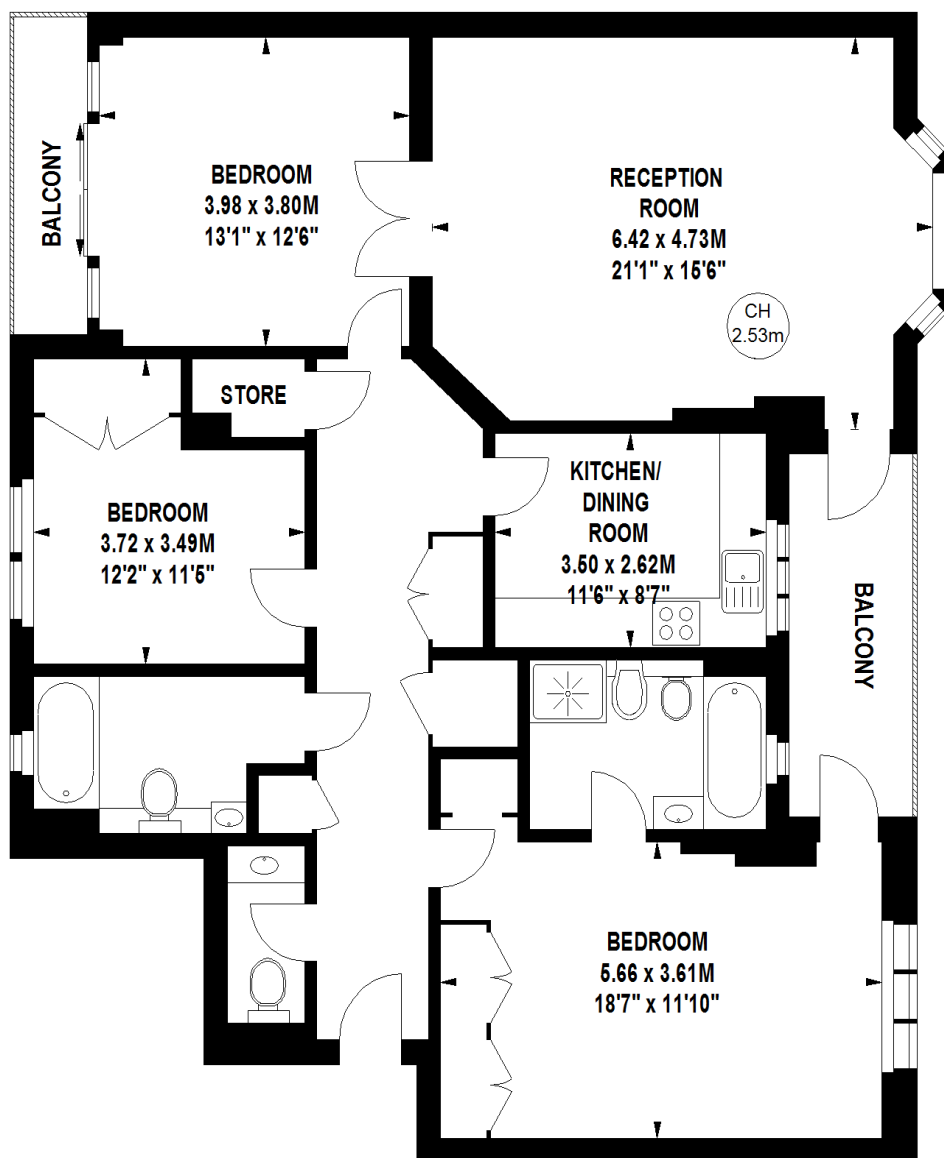
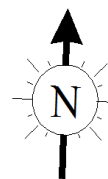
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Holst Mansions, SW13

Approximate gross internal area

123.87 sq m / 1333 sq ft

Key :
CH - Ceiling Height



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 and whilst we have confidence in the information produced, it must not be relied on.

If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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