



The Terrace

Barnes, SW13

Asking Price
£1,050,000

A very well presented and spacious, two bedroom riverside apartment measuring approximately 1,062 square feet, with wonderful panoramic views of the river Thames, a lift and one parking space.

Positioned on the first floor, this apartment offers two double bedrooms including a main bedroom boasting a modern en-suite bathroom and fitted wardrobes. The second bedroom is a good size, also with fitted wardrobes and there is a further family bathroom. Overlooking the river is a generous, lateral L-shaped reception room with large windows allowing in plenty of natural light and a well-appointed, open plan kitchen.

River House is a small and well maintained block of apartments with well kept communal gardens and is located in between Barnes Village and White Hart Lane. This vibrant local community offers an eclectic mix of independent shops, restaurants and boutique cafes. Nearby Barnes Village adds further charm with its traditional pubs, artisan shops, local restaurants, and the iconic Barnes Green and duck pond.

Commuters are exceptionally well-placed, with Barnes Bridge station just a short walk away, providing regular, direct services into London Waterloo. The area is well-served by frequent bus routes to Richmond and Putney, with Hammersmith Underground station also within easy reach.

The property is ideal for families, surrounded by top-tier schooling options. Prestigious local schools include St Paul's, The Harrodian, and the Swedish School in North Barnes. For younger children, St Osmund's (RC) and the highly regarded Barnes Primary School are located nearby.

CHESTERTONS



The Terrace

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- A Wonderful 2 Bedroom Apartment
- River Views
- Very Well Presented
- 1 Underground Parking Space
- Lift
- No Chain
- EPC Rating C



Tenure: Share of Freehold with Lease of 949 years remaining
Service Charge: £4568 p.a Including reserve fund
Ground Rent: £0
Local Authority: London Borough of Richmond upon Thames
Council Tax Band: F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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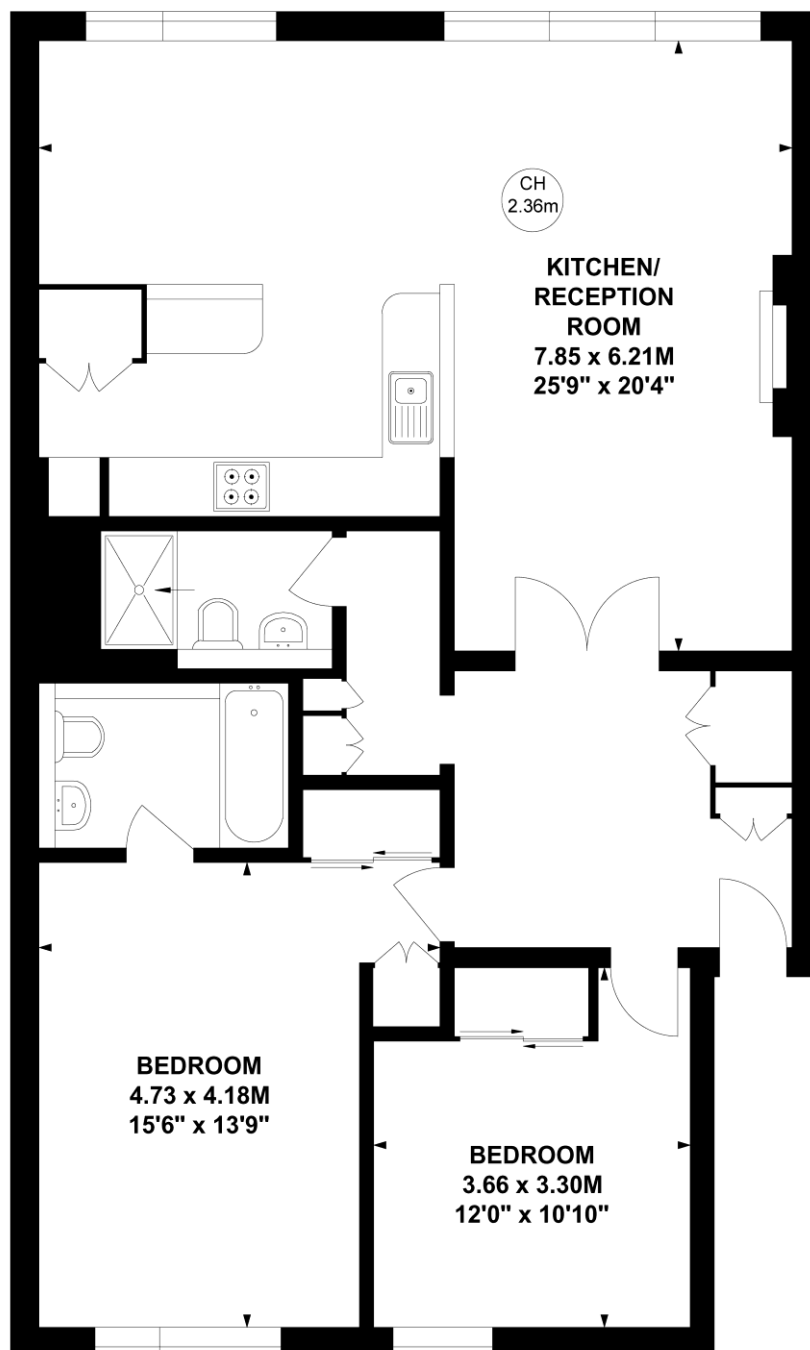
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Approximate gross internal area

98.69 sq m / 1062 sq ft

Key :

CH - Ceiling Height



First 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

