



Somerville Avenue

Harrods Village, SW13

Asking Price £1,375,000

A generous and modern apartment, set on the second floor of a Grade II listed Harrods depository building, on the banks of the Thames. The property boasts lift access, a terrace with a southerly aspect, air-conditioning, two allocated parking spaces and three double bedrooms.

The well-proportioned accommodation includes an impressive south-facing reception room, with floor-to-ceiling windows on two sides and access to a large terrace overlooking the manicured communal gardens. There is a well-appointed fitted kitchen with plenty of cabinetry.

There are two spacious and light en-suite bedrooms, with built-in wardrobes and large windows; plus a third double bedroom and a third bathroom with a bathtub off the hallway. There is ample additional storage space in the hall.

The property is set within gated Harrods Village in north Barnes. The development benefits from 24-hour concierge, manicured communal gardens and an on-site leisure suite with a swimming pool, gymnasium and sauna. Its location affords convenient commuting via pedestrian and cycle access across Hammersmith Bridge for the transport hub at Hammersmith Broadway. There are also several local bus routes available nearby.

Necessary amenities and an array of independent stores and eateries are available close by, on renowned Castelnau. The property further offers proximity to outstanding schools, such as St. Paul's Boys & Junior schools, The Harrodian, The Swedish School, Lowther Primary and St. Osmund's.

CHESTERTONS



Somerville Avenue

Harrods Village, SW13

- Generous & Well-Proportioned Apartment
- Three Double Bedrooms & Three Bathrooms
- Large Terrace Overlooking Manicured Gardens
- Two Allocated Parking Spaces
- Exclusive Harrods Village Location
- Residents' Leisure Suite with Pool & Gym
- Share of Freehold



Tenure: Leasehold plus Share of Freehold with 971 years remaining
Service Charge: Approximately £15,270 per annum (inc. reserve fund, estate costs & leisure suite)
Ground Rent: £0
Local Authority: London Borough of Richmond upon Thames
Council Tax Band: G

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	82	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

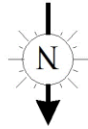
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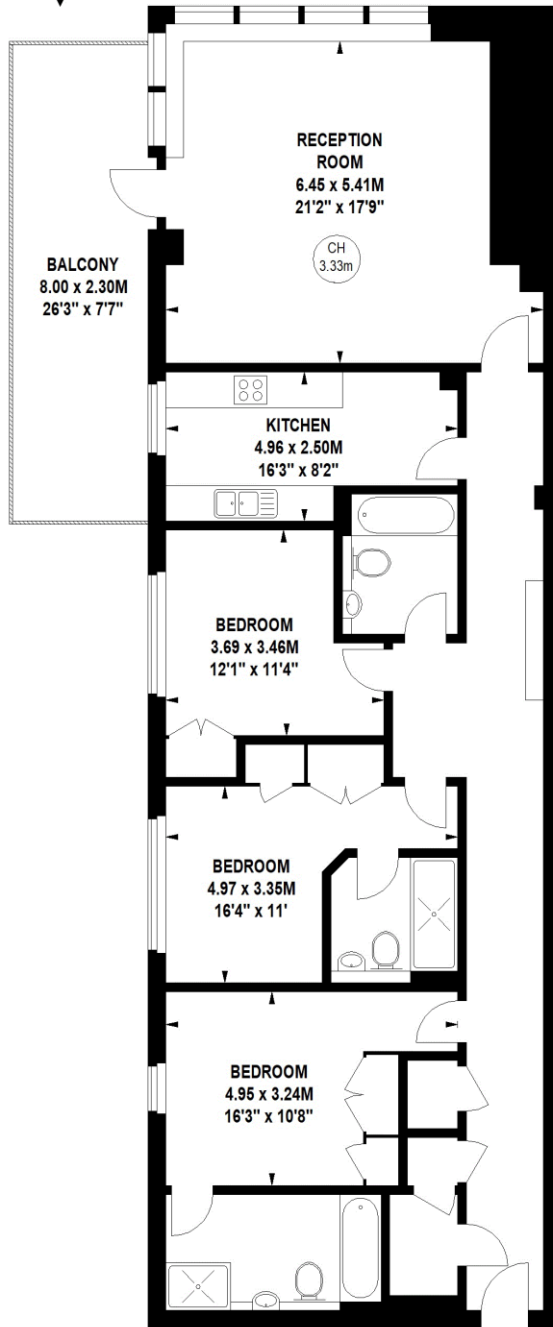
William Hunt Mansion, SW13

Approximate gross internal area

133 sq m / 1432 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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