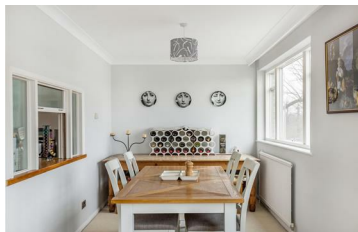




JAMES
ANDERSON



FOR SALE

The Terrace, Barnes, SW13

Set within the sought-after River House development in Barnes, SW13, this attractive purpose-built flat offers direct river views, generous living space and the convenience of secure underground parking.

Extending to approximately 1,093 sq ft, the property is well proportioned throughout. The reception room provides an excellent living and entertaining space, with views across the river creating an attractive backdrop. There are two double bedrooms, including a principal bedroom with en-suite bathroom, as well as a separate family bathroom.

The building benefits from lift access, and the flat includes an allocated underground parking space. Offered with no onward chain, it presents a straightforward opportunity for buyers looking to move quickly.

River House is well placed for Barnes village, with its selection of independent shops, cafés and restaurants, as well as the open spaces of Barnes Common and the riverside walks along the Thames. Barnes Bridge and Barnes stations are both within easy reach, providing convenient connections into Central London.

Combining generous accommodation, a highly desirable riverside setting and excellent local amenities, this is a rare opportunity to acquire a well-located apartment in one of southwest London's most popular neighbourhoods.

£1,000,000

Offers In Excess Of



Two Spacious Bedrooms



Two Bathrooms (One En-suite)



Large Reception Room



Modern Kitchen



EPC Rating B - Leasehold - Council Tax Band F



Stunning, Direct River Views



Allocated, Underground Parking Space



Beautifully Presented Throughout



Lift Access

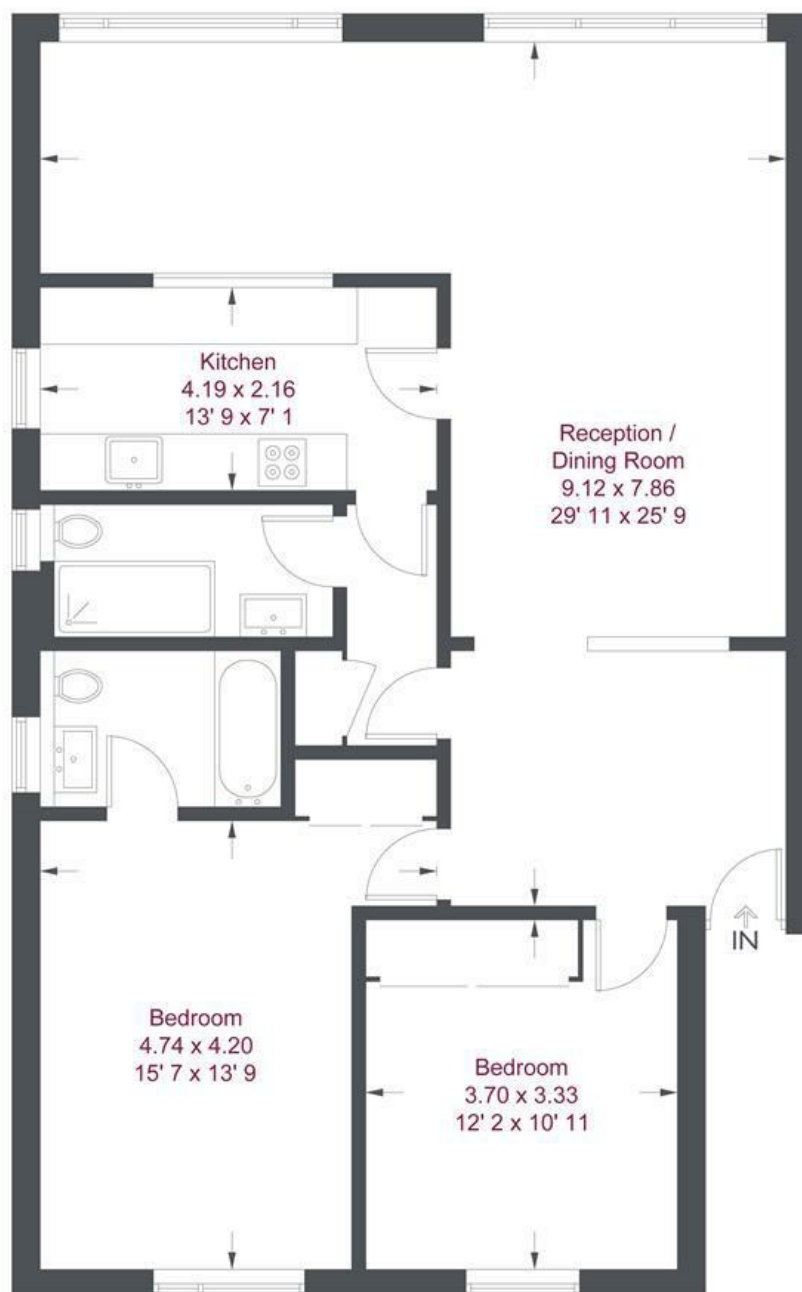


No Onward Chain



OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8876 0100



Second Floor

River House

Approximate Gross Internal Area = 1093 sq ft / 101.5 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact
All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

