



Wrenn House

Harrods Village, SW13

Asking Price £575,000

A unique, one/two-bedroom, ground floor apartment in Harrods Village; with direct access onto a patio area and use of communal gardens.

This well-presented property measures approximately 685 square feet and boasts a light reception room with floor-to-ceiling windows and sliding doors to the patio area and lawn. There is a modern kitchen and bathroom, a double bedroom with fitted wardrobes, additional storage in the hallway and a further bedroom or office/study.

Harrods Village is an exclusive gated development on the banks of the River Thames in north Barnes. It offers 24-hour concierge, including night security, beautifully manicured communal gardens, direct access to the idyllic Thames Tow path and a recently upgraded leisure suite with a gym, a 25m swimming pool, a steam room and a sauna.

Harrods Village is conveniently located for local bus routes and underground rail services at Hammersmith Station (Hammersmith Bridge currently open to pedestrians and cycles). Amenities are available on nearby Castelnau and Barnes Village is minutes away. There are several renowned schools in the area, including The Harrodian, The Swedish School and St Paul's Boys & Juniors; as well as several primary schools including Lowther and St. Osmund's.

Please note: patio not demised; chain free; some older photos used.

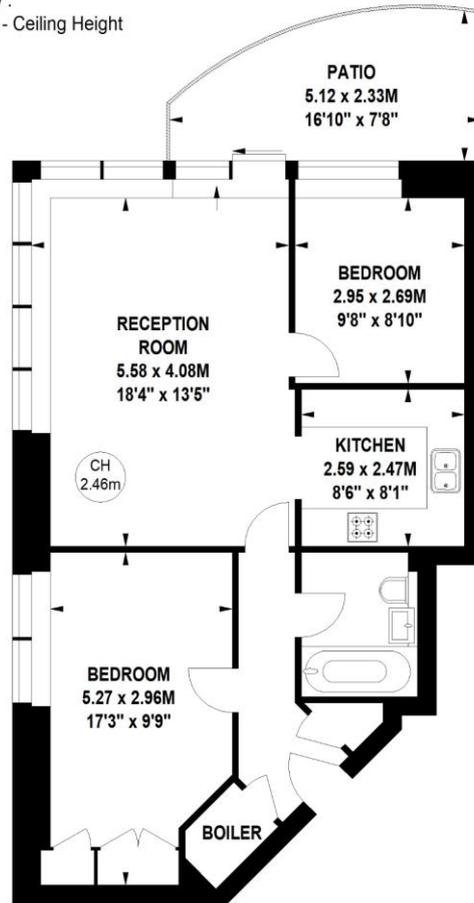
Wrenn House, Brasenose Drive, SW13

Approximate gross internal area

63.64 sq m / 685 sq ft



Key :
CH - Ceiling Height



Ground 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

Tenure: Leasehold plus Share of Freehold with 972 years remaining

Service Charge: Approximately £12,400 per annum (inc. estate charges, water, heating and electricity)

Ground Rent: £0

Local Authority: London Borough of Richmond upon Thames

Council Tax Band: E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	77
(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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