



Wyatt Drive

Barnes, SW13

Guide Price £1,200,000

Positioned on the third floor of a highly sought-after mansion block, this exceptional two-bedroom apartment offers a rare blend of expansive lateral living and panoramic dual-aspect views. The property commands sweeping vistas to the north over the River Thames and to the south over the tranquil landscapes of the London Wetlands, filling the entire home with exceptional natural light. Designed with flexibility in mind, the generous footprint can easily be reconfigured to integrate a third bedroom or a formal dining room, adapting effortlessly to your lifestyle requirements.

The heart of the home is a remarkable front-to-back double reception room that serves as a spectacular entertaining space, seamlessly connecting to two private balconies. The contemporary kitchen is fully-equipped with modern appliances and extensive workspace. The accommodation comprises two substantial double bedrooms, including a principal suite complete with an en-suite bathroom. A further pristine 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 outfitted with a dedicated electric vehicle charging point.

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

- Large Two-Bedroom Apartment
- Riverside Building with Panoramic Views
- Two Balconies
- Underground Parking Space with EV Charging Point
- Chain Free
- Share of Freehold
- EPC Rating B
- Please Note: Some CGI Photographs Used



Schooling / Transportation

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 Harroddian 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 connection 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: Leasehold plus Share of Freehold with 967 years remaining
Service Charge: Approx. £10,316 per annum
 (inc. reserve fund, service charge, water, gas 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	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

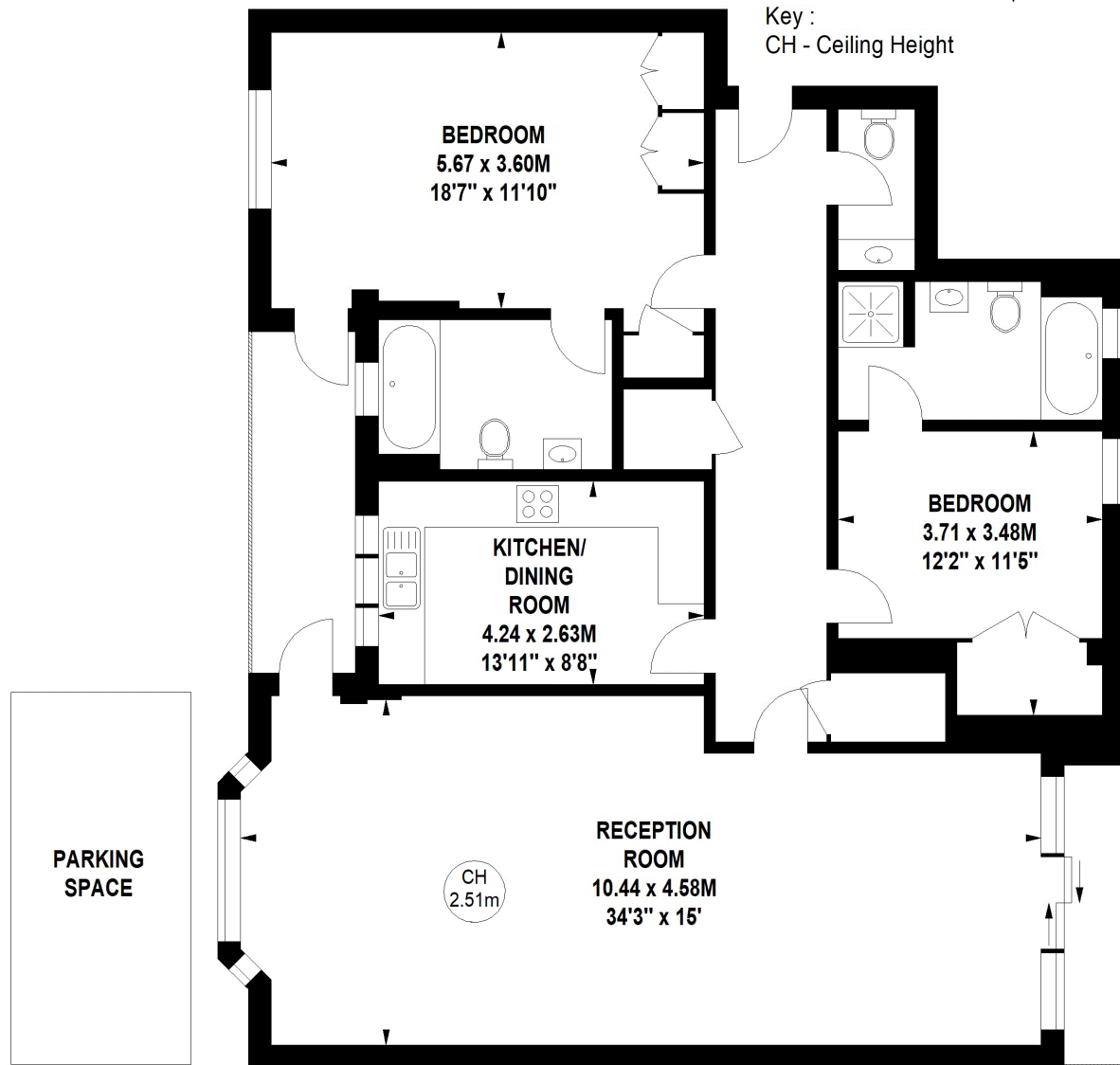
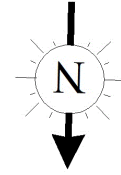
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Handel Mansions, SW13

Approximate gross internal area

122.81 sq m / 1322 sq ft



**Lower
Ground Floor**

Third 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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