



## River House, The Terrace Barnes SW13

This spacious two bedroom apartment on the first floor of River House has sweeping views of the Thames and across to Dukes Meadows in Chiswick. The rooms all lead off a large entrance hallway.

There are two double bedrooms, one en suite and another separate family bathroom. The kitchen is semi open plan with the living room and could be opened up further.

The river views from the picture windows in the living room are beautiful and the whole 1039

square foot apartment is filled with light. There is a communal garden and underground parking is included. Barnes Bridge mainline station is a very short walk away, offering easy access to central London and there are several bus routes serving all directions. A pedestrian bridge leads over to Chiswick for river walks. Close to Rick Stein restaurant and the village vibe of Barnes High Street, with duck pond at the top. Local schools, shops and restaurants are all excellent, making it a very attractive place to live.

### KEY FEATURES

**Spacious two double bedroom apartment**

**Direct river views**

**Two bathrooms**

**Semi open plan kitchen / living room**

**Communal garden**

**Underground parking**

**Council tax: Band F – £2,829,18 for 2021/22**

**EPC rating D**

**Service charges: £3,300 per year approx.**

**Lease length: 955 years left**





## KEY INFORMATION

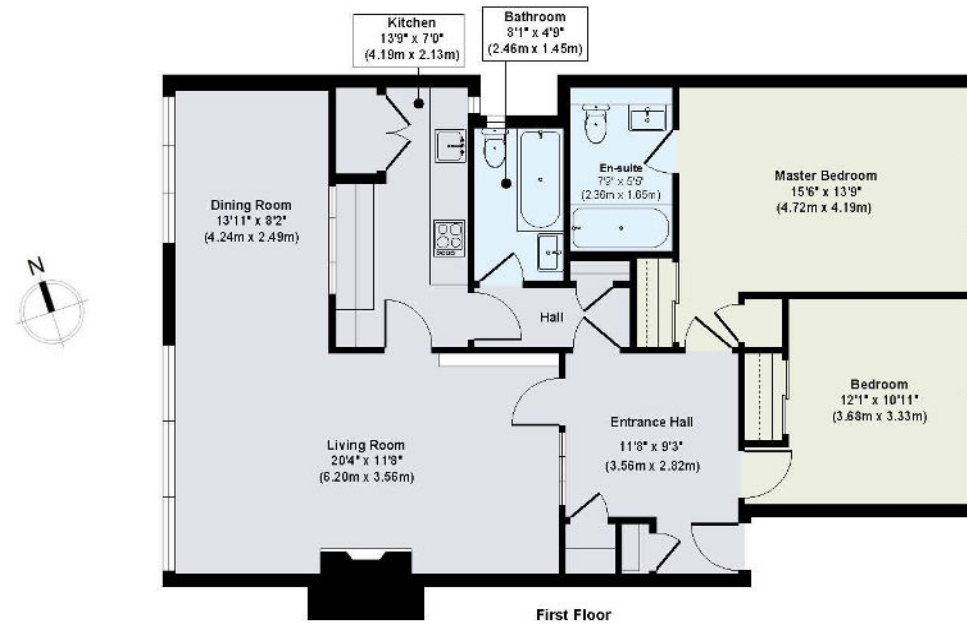
**Local authority:** Richmond Upon Thames

**Internal area:** 1,039 sq. ft. / 96.52 sq. m.

**No. of bedrooms:** 2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   c
55-68	D	60   d	
39-54	E		
21-38	F		
1-20	G		

## RIVERS HOUSE, BARNES SW13



First Floor

**Approx. Gross Internal Floor Area 1039 sq. ft / 96.52 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale. Produced