



THE TERRACE, BARNES, SW13

£975,000

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A BEAUTIFULLY REFURBISHED FIRST FLOOR TWO BEDROOM APARTMENT WITH STUNNING RIVER VIEWS AND ALLOCATED SECURE PARKING, MINUTES FROM BARNES BRIDGE.

A beautifully refurbished first floor two bedroom apartment with stunning river views and allocated secure parking, minutes from Barnes Bridge.

An extremely well presented and spacious, two bedroom apartment with stunning river views minutes from Barnes Village and Barnes Bridge Station.

Located on the first floor the apartment comprises a large hall boasting underfloor heating and ample storage leading to a large reception room with an open plan kitchen and stunning views of the River.

To the rear are two large double bedrooms, both with built in storage and one ensuite. Large second bathroom with walk in shower.

River House is a sought after building close to all the amenities in Barnes Village and includes lift access, communal gardens and one allocated secure parking for one car.

Sole Agents. Chain free.

AMENITIES

- Two Bedrooms
- River Views
- Secure Parking
- Prime Location

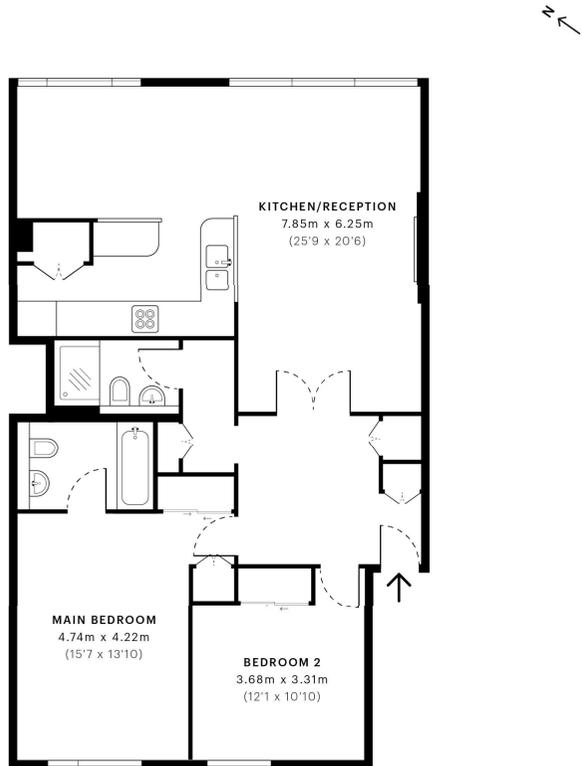
TENURE Share of Freehold

LOCAL AUTHORITY London Borough of Richmond Upon Thames

EPC BAND E







GROSS INTERNAL AREA (GIA)
The footprint of the property
96.05 sqm / 1033.87 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
92.05 sqm / 990.82 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.8 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 97.84 sqm / 1053.14 sqft
IPMS 3C RESIDENTIAL 94.36 sqm / 1015.68 sqft

SPEC ID: 01fa88b0d699100e6dc7f727



Southfields 020 7518 3260

sou.res.sales@carterjonas.co.uk
24 Replingham Road, London, SW18 5LR

carterjonas.co.uk
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Energy Efficiency Rating		Current	Potential
91-100	A		
81-90	B		
71-80	C		
61-70	D		
51-60	E		
41-50	F	43	48
1-40	G		

100 = energy efficient - lower running costs
1 = energy inefficient - higher running costs

England, Scotland & Wales EU Directive 2002/91/EC

IMPORTANT INFORMATION

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