



THE TERRACE, BARNES, SW13
£975,000

Carter Jonas

THE TERRACE, BARNES, SW13

AN IMMACULATLY PRESENTED TWO BEDROOM LATERAL APARTMENT FINISHED TO EXACTING STANDARDS, BOASTING RIVER VIEWS, A SECURE OFF STREET PARKING SPACE AND ALL THE SHOPS AND RESTAURANTS ON BARNES HIGH STREET WITHIN 482 METRES.

An extremely well presented and spacious, two-bedroom apartment with stunning river views close to Barnes Village and only 0.1 miles from 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. There is a large second bathroom with a 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.

Please note that the furniture present in some of the photos has been created using CGI.



AMENITIES

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

TENURE Leasehold with 951 years and 9 months left

LOCAL AUTHORITY Richmond upon Thames

EPC BAND E





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CAPTURE DATE: 03/02/2022 LASER SCAN POINTS: 2,809,788

GROSS INTERNAL AREA

96.05 sqm / 1033.87 sqft



— First Floor

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 voids/voids, restricted head height
92.05 sqm / 990.82 sqft

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

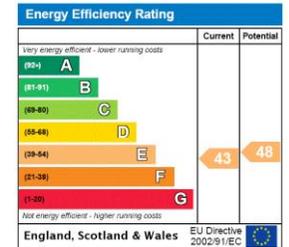
RESTRICTED HEAD HEIGHT
Limited use area under 1.9m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans 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: 94.35 sqm / 1015.69 sqft

spec id: 61fa886c0d69910c6f6dc7f727



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