



THE TERRACE, BARNES, SW13
£900,000

Carter Jonas

THE TERRACE, BARNES, SW13

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. 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 photos has been created using CGI.

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



AMENITIES

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

TENURE Leasehold with 951 years and 6 months left

LOCAL AUTHORITY Richmond Borough Council

EPC BAND E



Classification E2 - Business Data



Classification L2 - Business Data

Carter Jonas

River House, SW13

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, restricted head height
92.05 sqm / 990.82 sqft

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

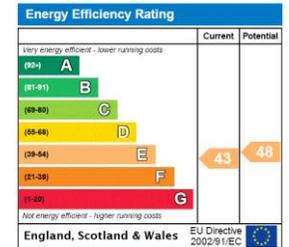
RESTRICTED HEAD HEIGHT
Limited use area under 1.9m
0.00 sqm / 0.00 sqft



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: 61fa88b0d669910c6f6dc7f727



Southfields 020 7518 3260

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

carterjonas.co.uk
Offices throughout the UK

Exclusive UK affiliate of
CHRISTIE'S
INTERNATIONAL REAL ESTATE

Classification L2 - Business Data

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.