



**THE TERRACE, BARNES, SW13**  
£825,000

**Carter Jonas**

# THE TERRACE, BARNES, SW13

**AN IMMACULATELY 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**

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 with 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 allocated ground floor secure parking for one car.

Sole Agents. Chain free.

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



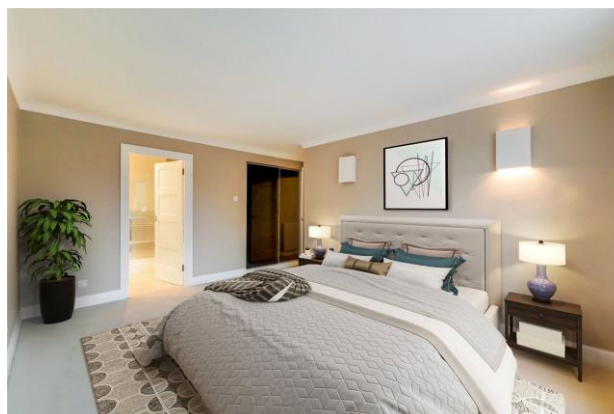
## AMENITIES

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

**TENURE** Leasehold

**LOCAL AUTHORITY** Richmond Borough Council

**EPC BAND** E





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### 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 windows, structural 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 1.5m  
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 / 1053.34 sqft  
IPMS 3C RESIDENTIAL 94.36 sqm / 1015.66 sqft

spec id: 61fa88b0d89910e6dc71727

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	43 → 48
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

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#### IMPORTANT INFORMATION

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Classification L2 - Business Data