



**JAMES  
ANDERSON**



## TO LET

Somerville Avenue, Barnes, SW13

## £2,250 Per Calendar

Per Calendar Month

A spacious, (approx 922 sq ft) fourth floor apartment located within this luxurious, Grade II Listed building in the highly desirable Harrods Village development. This well proportioned property is arranged to provide a spacious living/dining area with remarkable views of the River Thames. There is a separate fully fitted kitchen with integrated appliances, two double bedrooms, both with built in wardrobes, and the principle bedroom benefits from an en-suite shower room, plus there is a modern bathroom. Harrods Village is a prestigious gated development and further benefits from impressive landscaped communal gardens, 24 hour concierge/security, a residents swimming pool, gym, steam room, sauna and jacuzzi. The development is located nearby to local amenities, restaurants, bars and well regarded schools such as St Pauls School, The Harroddian School and the Swedish School to name a few. The apartment also benefits from two underground parking spaces and lift access to all floors.



Two Bedroom



Two Bathroom



Bright Reception Room



Fitted Kitchen



EPC Rating C / Council Tax G / Deposit £2,596.15



Hammersmith Tube



Outstanding Local Schools



Harrods Village



Leisure Facilities



Holding Deposit £518.23



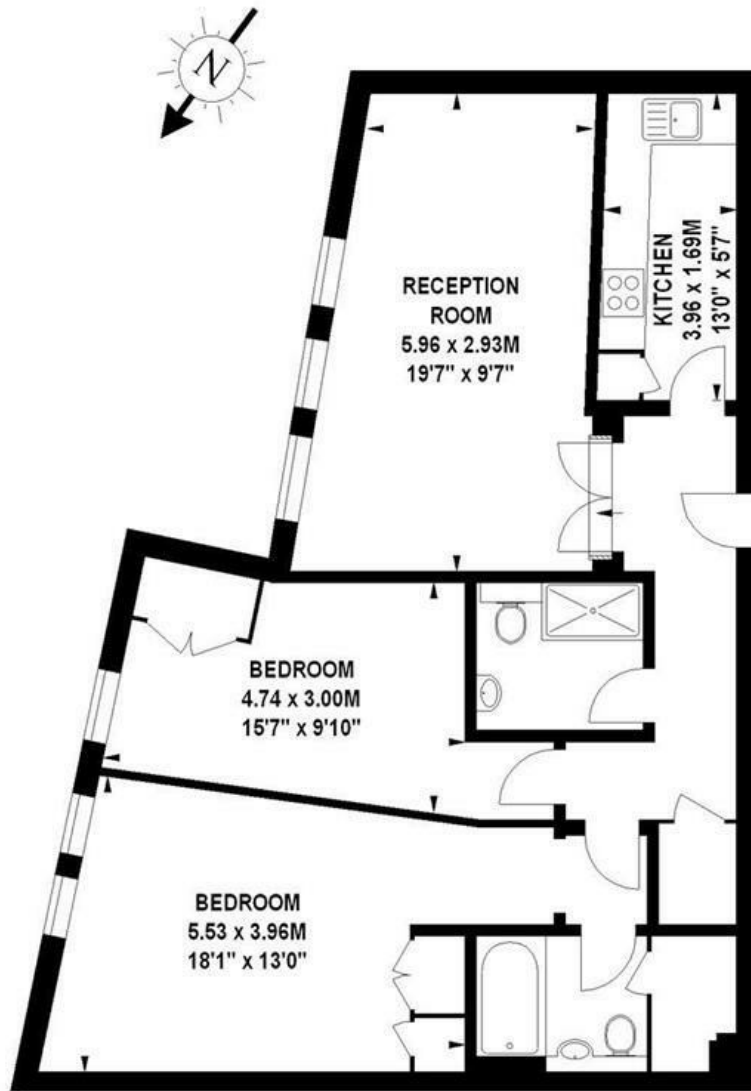
OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 878 8688

# William Hunt Mansions, SW13

Approximate gross internal area

85.65 sq m / 922 sq ft



Fourth Floor

Illustration For Identification Purposes Only. Not To Scale

\*Floorplan Drawn According To RICS Guidelines

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	79	79

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

