



JAMES  
ANDERSON

River House  
Barnes SW13







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## River House Barnes SW13

A spectacular riverside apartment which has been finished in a warm and contemporary style with meticulous attention to detail with the high spec finish. The living space offers extensive views of the River Thames, with solid oak floors, modern fully fitted kitchen and ample space for dining and entertaining. Both bedrooms are generous doubles and the largest bedroom has an en suite shower room and walk in wardrobe. The apartment further benefits from secure underground parking, lift and entry phone system. This property is perfectly located for transport links into central London from Barnes Bridge, as well as the boutique shops and individual restaurants of Little Chelsea.

-  Two Double Bedrooms
-  Two Bathrooms
-  Open Plan Reception
-  Modern Kitchen
-  EPC Rating C / Council Tax F / Deposit  
£3,461.54
-  Barnes Bridge Station
-  St Pauls School
-  Central Location
-  Lift Access
-  Holding Deposit £692.31 / Minimum Term 12  
months

















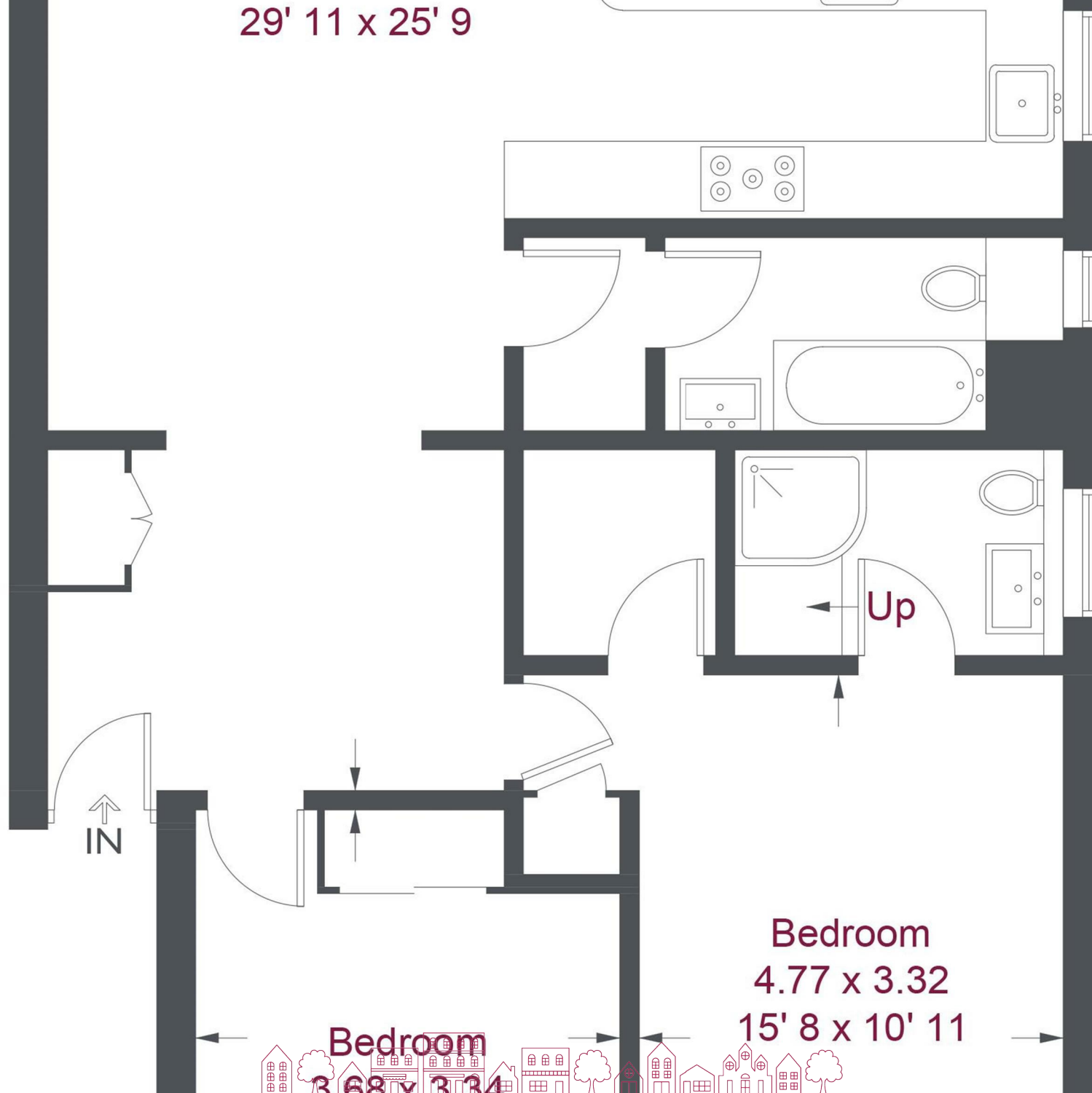








29' 11" x 25' 9"



Bedroom

3.68 x 3.34

Bedroom

4.77 x 3.32

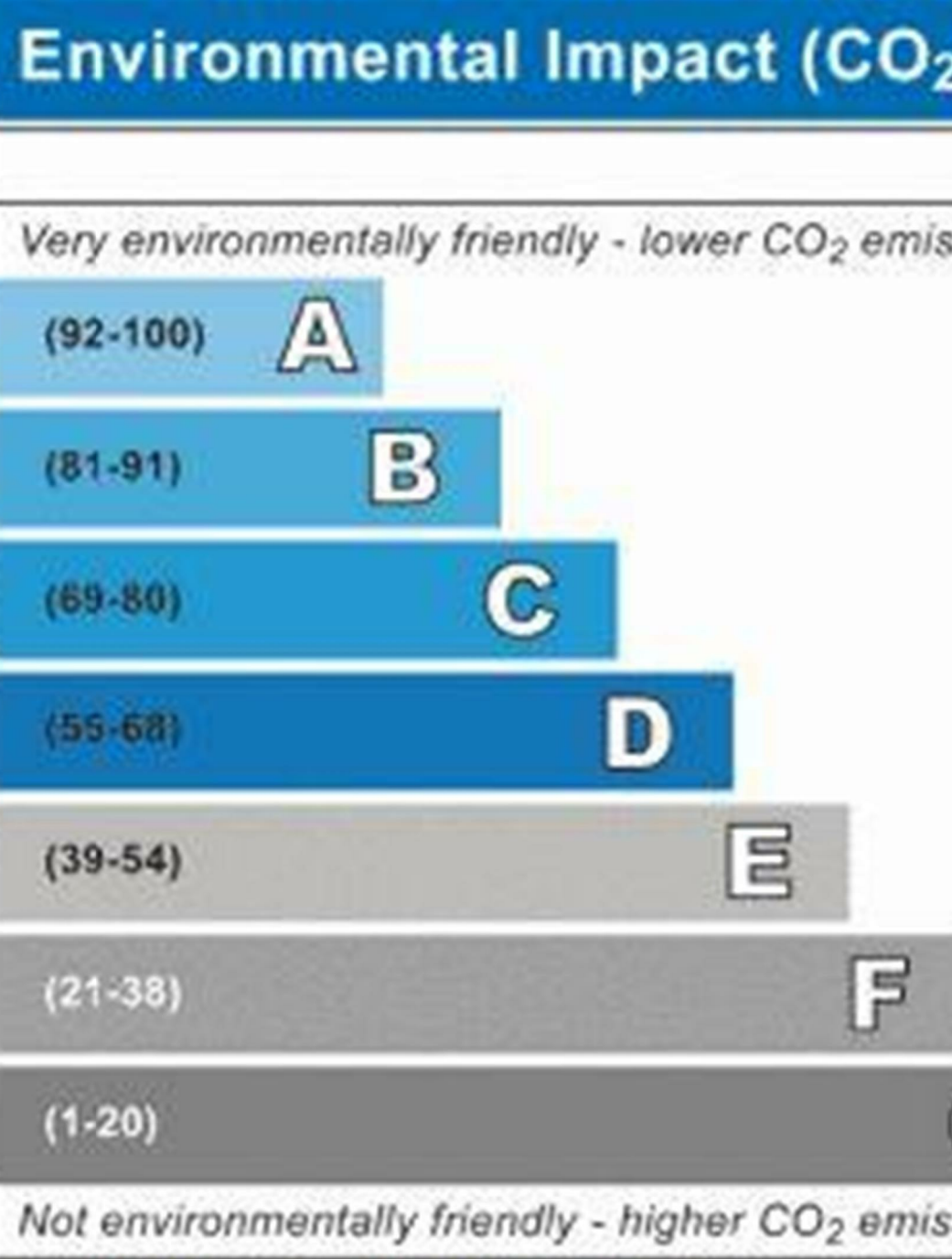
15' 8" x 10' 11"





England & Wales

EU Directive  
2002/91/EC



England, Scotland & Wales















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65 Barnes High Street  
Barnes  
SW13 9LD

0208 878 8688  
barnes2@jamesanderson.co.uk  
www.jamesanderson.co.uk

| 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 |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

| 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 |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |

