



**JAMES  
ANDERSON**



**FOR SALE**

**£920,000**

### Riverview Gardens, Barnes, SW13

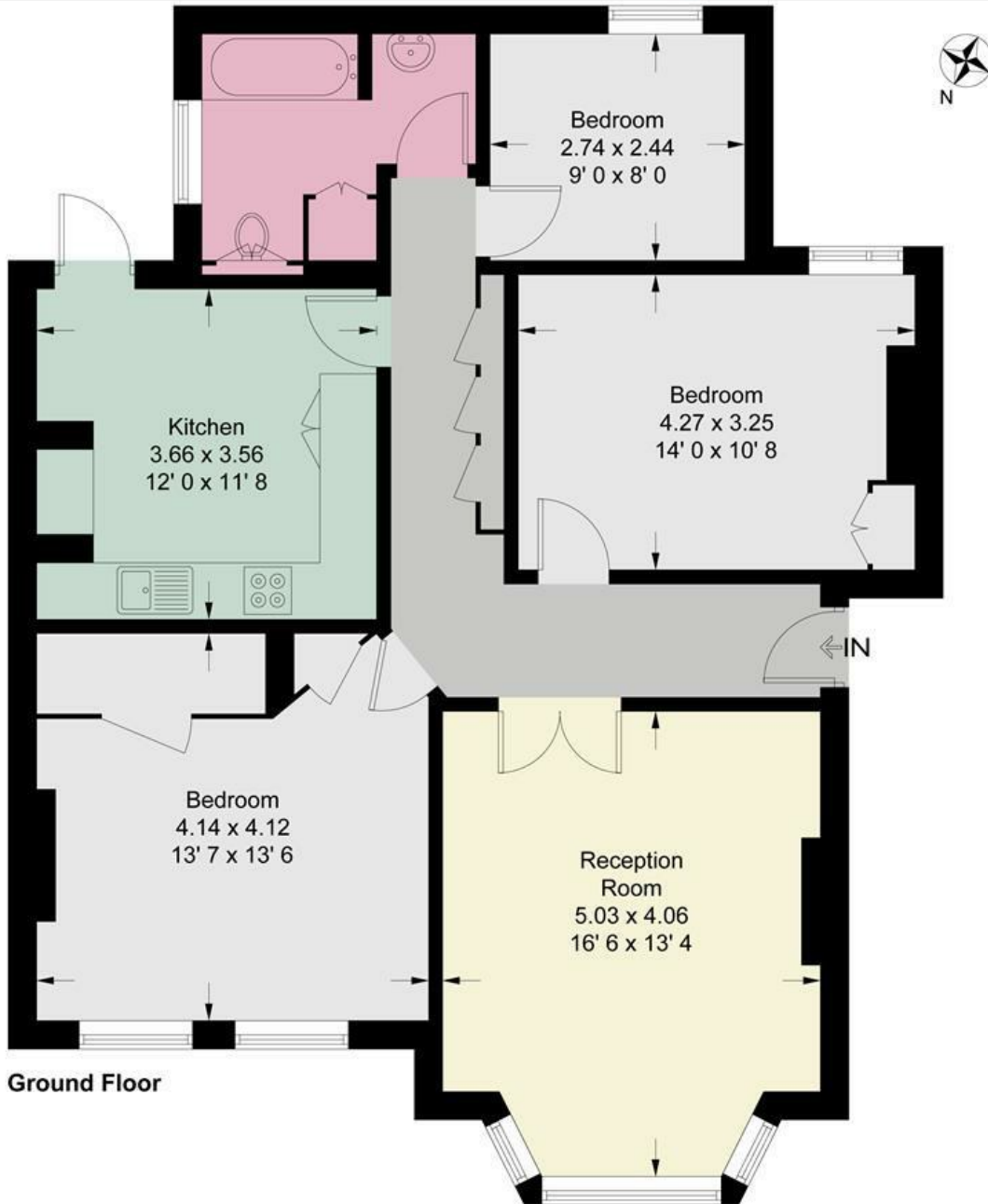
Attractive mansion block apartment situated in the prestigious road that is Riverview Gardens, close to the River Thames and the Hammersmith Bridge. This is a well-presented, recently decorated, spacious, ground floor property that is arranged to provide a large sitting room, with bay window and fireplace, stylish bathroom, three spacious bedrooms, with the main bedroom having large fitted storage, that has the potential to create en-suite facilities. A particular feature of the property is the fantastic modern kitchen/dining area that has integrated appliances and rear access out to a southerly facing terrace, which then leads to communal gardens. There are some lovely additional features that include high ceilings, sash windows, beautiful flooring and ample fitted storage throughout. This characterful apartment is flooded with light, owing to all the large sash windows and comes with full access to the extensive private communal gardens which run along the River Thames (opposite). Riverview Gardens benefits from a porter service, including daily refuse and recycling removal, and secure bicycle storage. Hammersmith underground is also nearby. The schools in the area include St Paul's School, The Harrodian, The Swedish School, Ibstock Place School, St Osmunds' (RC) and Barnes Primary School to name a few.

-  Three Bedrooms
-  Modern Bathroom
-  Large Living Room
-  Modern Kitchen/Dining Area
-  EPC Rating E / Council Tax E / Share Of Freehold
-  Hammersmith Station
-  Excellent Local Schools
-  South Facing Terrace & Communal Gardens
-  No Onward Chain
-  Ground Floor Mansion Block Apartment



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

020 8876 0100



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>73</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>52</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	

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	

