



JAMES  
ANDERSON



## TO LET

Oriel Drive, Barnes, SW13

**£2,750 Per Calendar**

Per Calendar Month

A spacious and modern ground-floor apartment, approximately 622 sq ft, located within the prestigious Harrods Village development. This well-proportioned property offers a bright living/dining area with views of the residents' garden and direct access to the bedroom. The stylish, fully fitted kitchen features integrated appliances, while the generous double bedroom includes built-in wardrobes. The property also boasts a high-end bathroom with premium fixtures and fittings, along with ample storage space.

Harrods Village is a gated community, renowned for its beautifully landscaped communal gardens, 24-hour concierge/security, and exclusive amenities such as a residents' swimming pool, gym, steam room, sauna, and jacuzzi. The apartment also benefits from an allocated parking space and is conveniently located near local shops, restaurants, bars, and the historic Hammersmith Bridge.



Stunning Apartment



High End Bathroom



Bright Reception Room



Modern Kitchen



EPC C / Council Tax E / Deposit £3,173.07



Hammersmith Station



Harrods Village



Gym & Leisure Facilities



Concierge



12 Month Minimum Term / £634.61 Holding Deposit



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

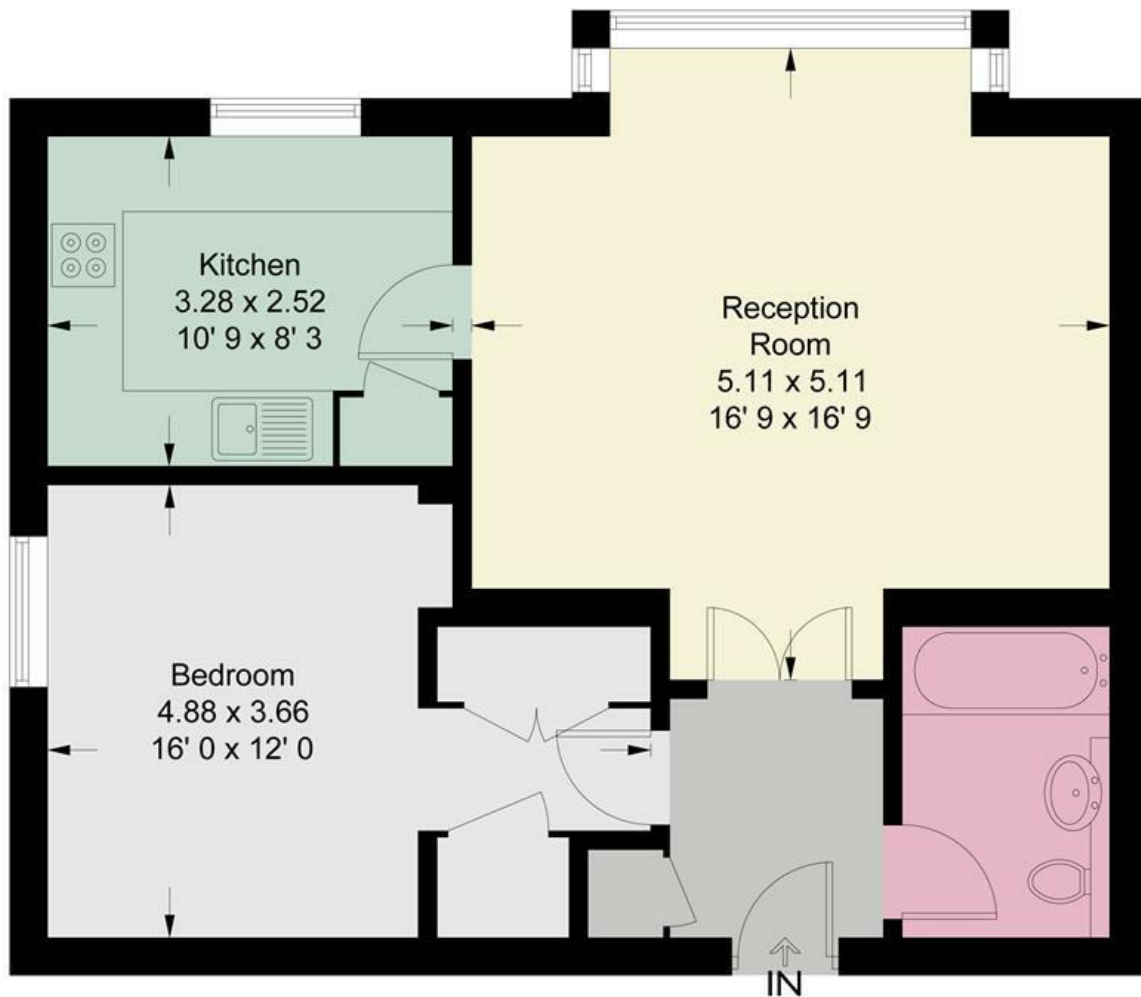
0208 878 8688

# Oriel Drive

Approximate Gross Internal Area = 622 sq ft / 57.8 sq m



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Ground Floor

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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

