



JAMES  
ANDERSON

Somerville Avenue  
London SW13





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## Somerville Avenue London SW13

A spacious, (approx 1300 sq ft) second 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 lovely 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 Harrodian 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 Double Bedrooms



Two Bathrooms



Bright Reception Room



Fitted Kitchen



EPC Rating | Council Tax G | Deposit £4,615.38



Hammersmith Tube Station



Outstanding Local Schools



Harrods Village



Leisure Facilities



Minimum Term 12 Months | Holding Deposit

£923.07











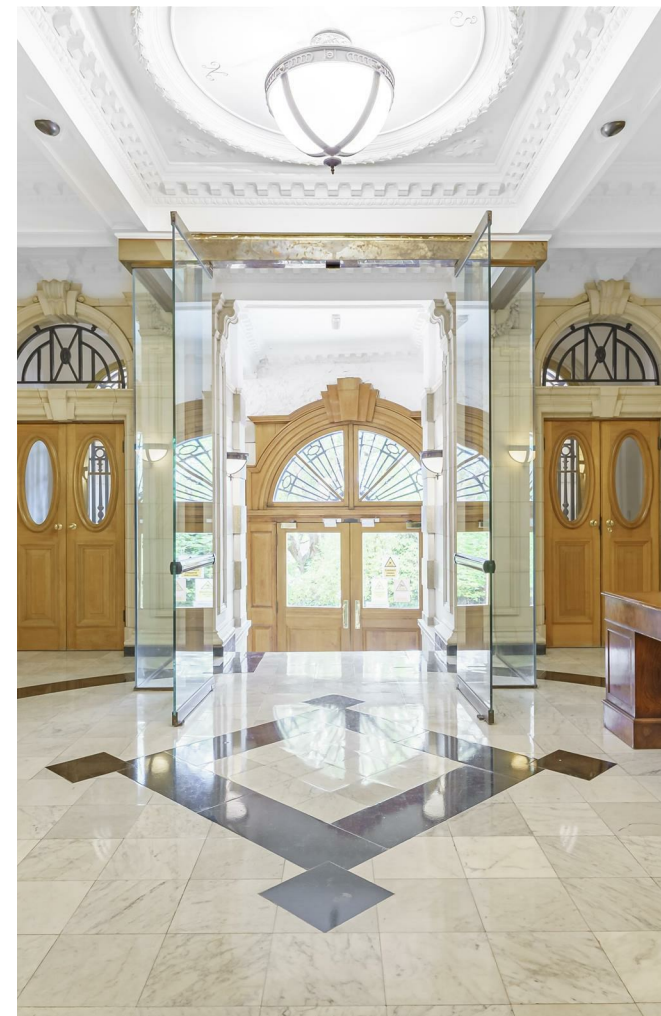












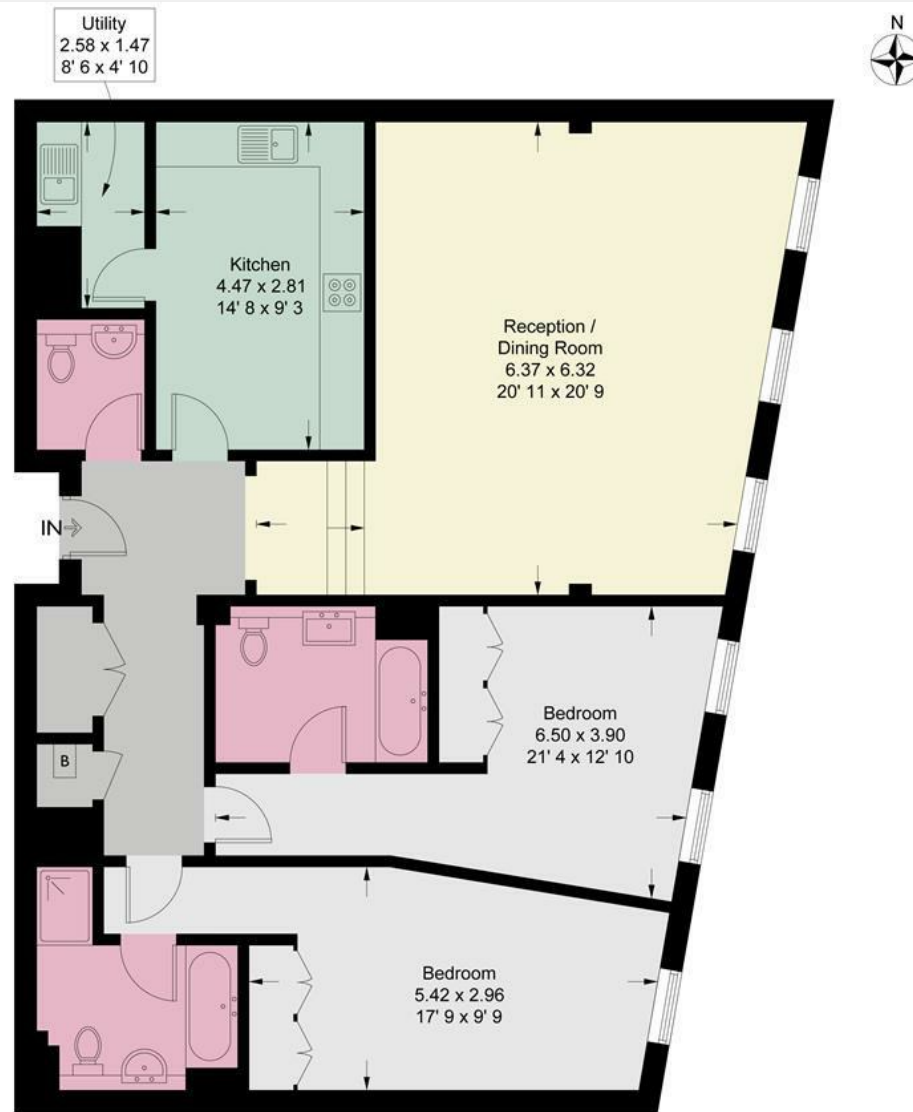


## William Hunt Mansions

Approximate Gross Internal Area = 1292 sq ft / 120 sq m



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### Second 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.



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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	

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	