



JAMES
ANDERSON



FOR SALE

£595,000

Oriel Drive, Harrods Village, Barnes, SW13

Guide Price

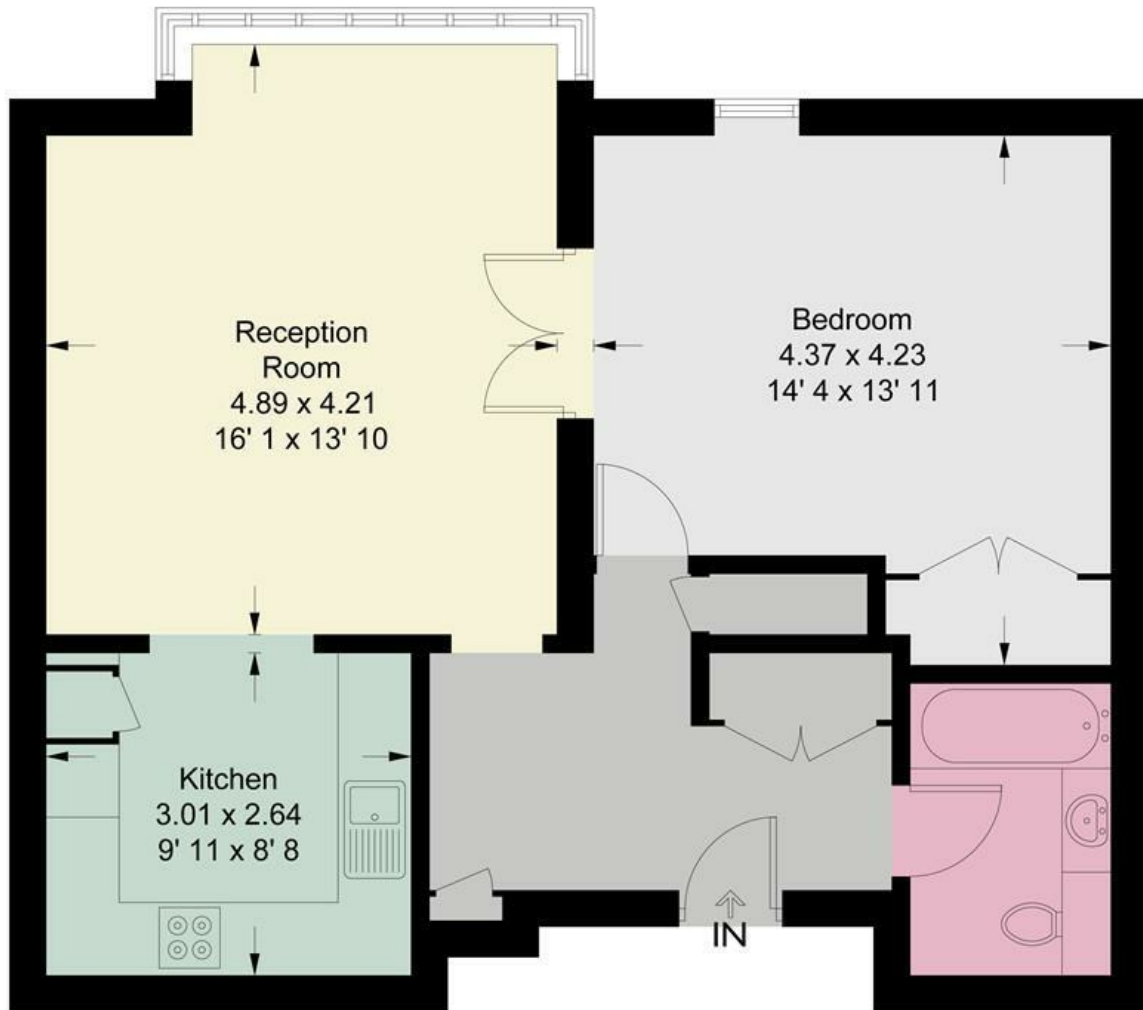
A spacious, (approx 655 sq ft) modern, ground floor apartment located within this prestigious, highly desirable Harrods Village development. This well proportioned property is arranged to provide a spacious and light living/dining area, with a view of the residents garden, and doors to the bedroom. There is a stylish, fully fitted kitchen with integrated appliances, generous double bedroom with built in wardrobes, plus there is a modern bathroom and ample storage. 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 one allocated parking space, lift access to all floors, a share of the freehold and is available for sale with no onward chain.

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|  One Double Bedroom |  Hammersmith Station |
|  Modern Bathroom |  Outstanding Local Schools |
|  Spacious Living/Dining Room |  Allocated Parking Space |
|  Stylish Kitchen With Integrated Appliances |  24hr Concierge & Professional Security |
|  EPC Rating C / Council Tax E / Share Of Freehold |  Swimming Pool, Gym, Steam Room & Jacuzzi |



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

020 8876 0100



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	76	76
(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		

