



Holst Mansions, Barnes , SW13 For Sale

3 Bedrooms | 1 Reception | 2 Bathrooms | Leasehold + Share of freehold

First Floor
Share of Freehold
2 Allocated Parking Bays
Caretaker
2 Bathrooms
2 Balconies
Dual Aspect
Riverviews
Award Winning Gardens

£1,000,000
Offers in
excess

One of the nicest properties on the prestigious Barnes Waterside Estate, The Riverside Berkeley Homes Development.

Set on the first floor at the end of the building it is very quiet and peaceful. It is one of the only properties with a dual aspect which allows wonderful light and views from the large living room. The views over the award winning gardens and River Thames are second to none.

The property benefits from a large entertaining area, fully fitted kitchen, three double bedrooms, two bathrooms (one en-suite) and two balconies. There is a large amount of storage throughout the property.

The stunning communal gardens can be accessed from the communal areas on the ground floor.

A huge benefit to this property is the two allocated bays in the secure underground parking. These come with the property at no additional cost. There is also a secure bicycle storage in the Underground carpark area

The block has a long standing caretaker on site, Monday-Friday.

The Thames path runs next to the property and the Estate has a gate that leads to it. Its great for walks/runs/cycles along the river to Hammersmith, Chiswick, Barnes, Putney and beyond.

The setting is amazing, it feels like being in the countryside even though you are in Zone 2 of London transport with easy access to Hammersmith tube & bus station.

Location:

- Short walk to local amenities on Castlenau: 24h Tesco Express inc. fuel/petrol, Italian and French delis/cafes and various restaurants and shops.
- 15 mins' walk from Hammersmith tube & bus station: District/Piccadilly/Circle/Hammersmith and City tube and buses covering most of London.
- The property is close by car to the A4/M4 for easy access to central London and Heathrow airport.
- Close to Barnes Wetland centre, Barnes Village, Barnes Common. The lovely Barnes Village famous for its pond and its array of restaurants such as Rick Stein's riverside, it's riverfront pubs, the Olympic Cinema and independent shops.
- Over the other side of the bridge a short walk away, Hammersmith Riverfront with historic & waterside pubs such as the Dove, Old Ship and the most recent Blue Boat, famous venues such as the Riverside Studios and the upscale restaurants: Brasserie Blanc by celebrity chef Raymond Blanc and Michelin listed Sam's Brasserie and River Café.
- Schools: There are fantastic schools within a short walk including St Paul's & Colet, the Swedish School, the Harrodian, Lowther Primary, Barnes Primary, St Paul's Girls School, the West London Free School and the Godolphin & Latymer school. Including nurseries such as Bright Horizons and Montessori.

Very Good Energy Efficiency Rating.

Tenure: Long Leasehold 900 + years and Share of Freehold.

Block Charges

Service Charges: £2624 per half year approx

General Reserve / Savings Fund: £1237 per half year approx

The block is managed by Willmotts on behalf of Holst Mansions Mansions Management Company Limited, the shareholders are the owners of the flats.

Please contact us today on 0208 222 9958 to arrange a viewing.

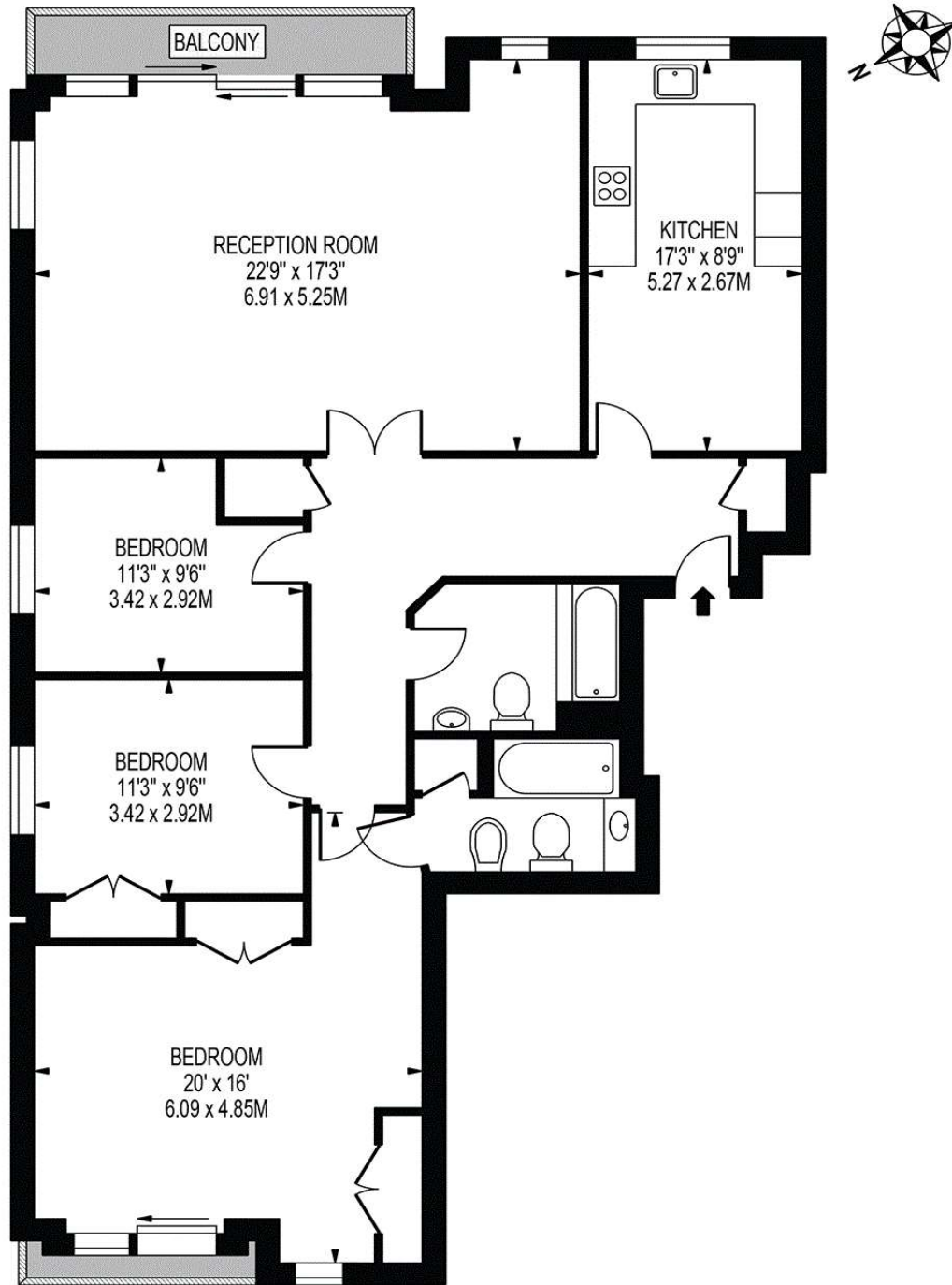
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4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given.
5. We have not carried out a survey nor tested services, appliances or specific fittings. For fixtures and fittings please refer to vendors fixtures and fittings forms



HOLST MANSIONS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1276 SQ FT - 118.52 SQ M



FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Map



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