



**THE TERRACE, BARNES, SW13**  
£3750 per month\*

**Carter Jonas**

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# 10 RIVER HOUSE, THE TERRACE, BARNES, SW13 0NR

- River Views
- Allocated Parking
- Two Double Bedrooms
- En Suite Bathroom
- Unfurnished
- Available Now
- Newly Refurbished

## THE PROPERTY

Located on the first floor the apartment comprises a large hall boasting underfloor heating and ample storage leading to a large reception room with open plan kitchen and stunning views of the River.

To the rear are two large double bedrooms, both with built in storage and one ensuite. Large second bathroom with walk in shower. All newly redecorated throughout in neutral colours.

Lift and communal gardens. Secure allocated parking for one car. Available now unfurnished basis.

Holding Deposit = 1 weeks rent £865.38

Security Deposit = 5 weeks rent £4326.92

## OUTSIDE

Communal Gardens and allocated parking for one car

A beautifully refurbished first floor two bedroom apartment with stunning river views and allocated secure parking, minutes from Barnes Bridge. Available immediately on an unfurnished basis.







— First Floor

**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
96.05 sqm / 1033.87 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes washrooms, restricted head height  
92.05 sqm / 990.82 sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5 m  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 97.84 sqm / 1053.14 sqft  
IPMS 3C RESIDENTIAL 94.36 sqm / 1015.06 sqft

spec id: 61fa8850d699103e6dc7f727



**IMPORTANT INFORMATION**

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice. Administration fees may apply depending on tenancy type. Please contact your local branch for this information.

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Classification L2 - Business Data