

RIVERHOMES

**St Edmunds Square
Barnes SW13**

**Guide Price
£3,750,000
Freehold**



St Edmunds Square Barnes SW13

Set within the private, gated grounds of Harrods Village, this unusually generous four-bedroom townhouse brings together two original houses to create 3,675 sq ft of adaptable accommodation overlooking the River Thames.

Arranged across three floors, the house has an easy sense of scale, with a sequence of generous reception spaces and a strong connection to the outdoors. On the first floor, a substantial double reception room looks towards the river, while a second reception room, currently configured as a principal bedroom suite, opens onto a private terrace overlooking St Edmund's Square.

The ground floor is centred around a large kitchen and breakfast room, which flows into a generous dining room, with both spaces opening directly onto the 490 sq ft private garden. It is a setting designed as much for relaxed family life and entertaining as it is for everyday living.

Four further double bedrooms occupy the upper floor, each with its own en suite bath or shower room. There is also a utility room, guest cloakroom and extensive storage, together with an integral garage and off-street parking for several vehicles.

Outside, two balconies, a private terrace and the substantial rear garden provide a succession of spaces for enjoying the quieter side of riverside living. Residents also have use of the development's swimming pool and gym, while the gated grounds benefit from 24-hour security.

KEY FEATURES

Exceptional 3,675 sq. ft. four-bedroom townhouse

Prime riverside setting within Harrods Village

Generous reception rooms with flexible living space

490 sq ft private garden, terrace & two balconies

Integral garage & off-street parking for several cars

Gated development with 24-hour security, pool & gym





ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

KEY INFORMATION

Local authority: Richmond Upon Thames

Internal area: 3,675 sq. ft. / 341 sq. m.

Garden area: Spacious garden

No. of bedrooms: 4

ST EDMUNDS SQUARE, BARNES SW13



Approx. Gross Internal Floor Area 3675 sq. ft / 341.00 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale

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