



**Caldwell House, Barnes, SW13. For sale**

2 bedrooms  
2 bathrooms  
Bright, spacious and well-designed apartment  
Allocated off-street parking

**£850,000**  
**Share of**  
**freehold**

Two bedroom, two bathroom flat available on the prestigious Barnes Waterside Development by the River Thames. Neutrally decorated throughout, hard floors throughout, lots of storage, secure bicycle storage, communal gardens, caretaker on site, allocated parking space.

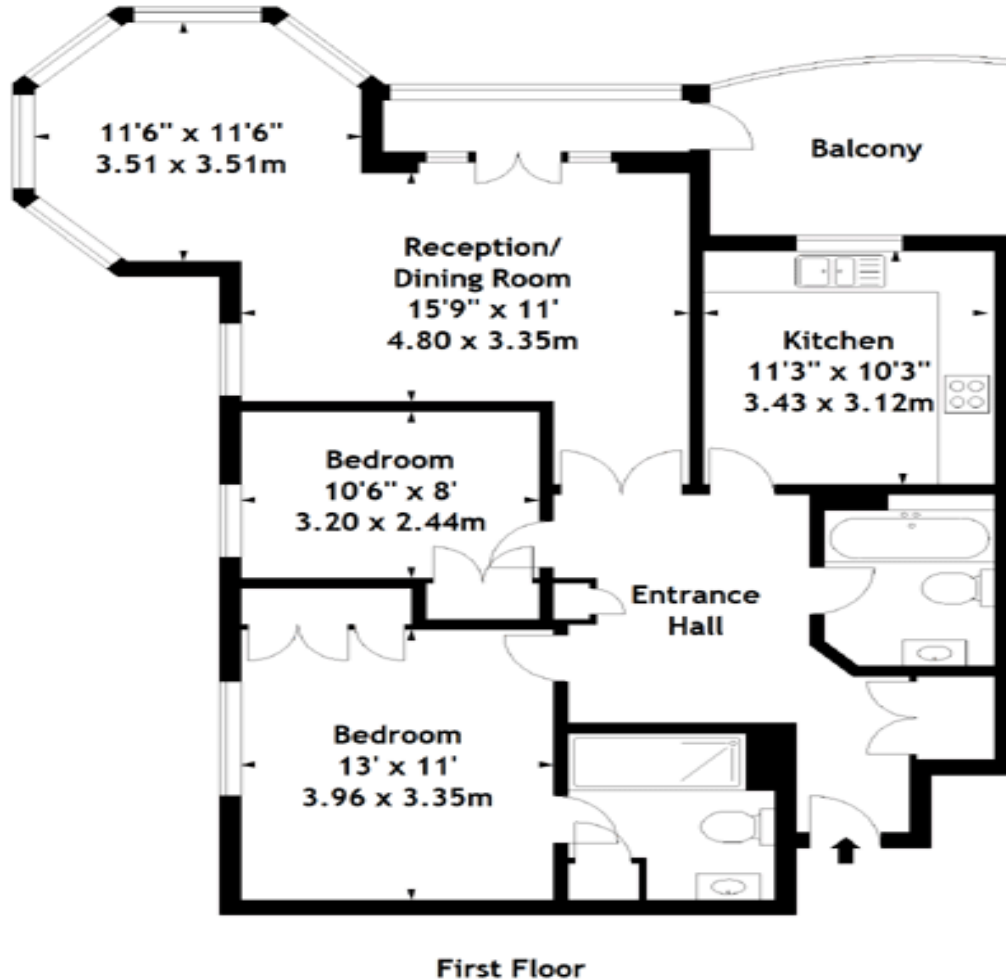
This lovely flat has lots of charm and enjoys beautiful surroundings. The gardens are exceptionally maintained and there is even a private pond which swans relax in. It feels like being in the countryside even though you are only 15 minutes walk from Hammersmith underground station (District/Piccadilly/Circle/Hammersmith and city). The property is also close enough to the A4 to head in and out of town quickly.

Currently tenanted, so available to purchase with current tenants in situ. Currently paying £1950 pcm. Earliest VP date is 31/7/16.

The Thames path is easily accessible for walks/runs/cycles along the river to Hammersmith, Barnes, Putney and beyond. EPC - C



Caldwell House,  
Trinity Church Road, SW13  
Approx. Gross Internal Area  
990 Sq Ft - 91.97 Sq M



Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.  
© Datography Ltd 2015  
Photographs \* Floorplans \* Virtual Tours  
Tel: 0845 643 4401 www.datography.com

T: 0208 748 6644  
E: [sales@willmotts.com](mailto:sales@willmotts.com)

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements above are approximate only. Floorplans are representations only and are prepared by our floorplan provider. Where shown, details of lease, ground rent, service charge are provided, the information may not have been verified and further checks should be made through your solicitor or conveyance. Where appliances are mentioned, it cannot be assumed they are in working order as they have not been tested. Please also note that drains, wiring, plumbing have not been checked.