



barnard marcus

**Clayton House, Trinity Church Road, Barnes, London SW13 8EL**

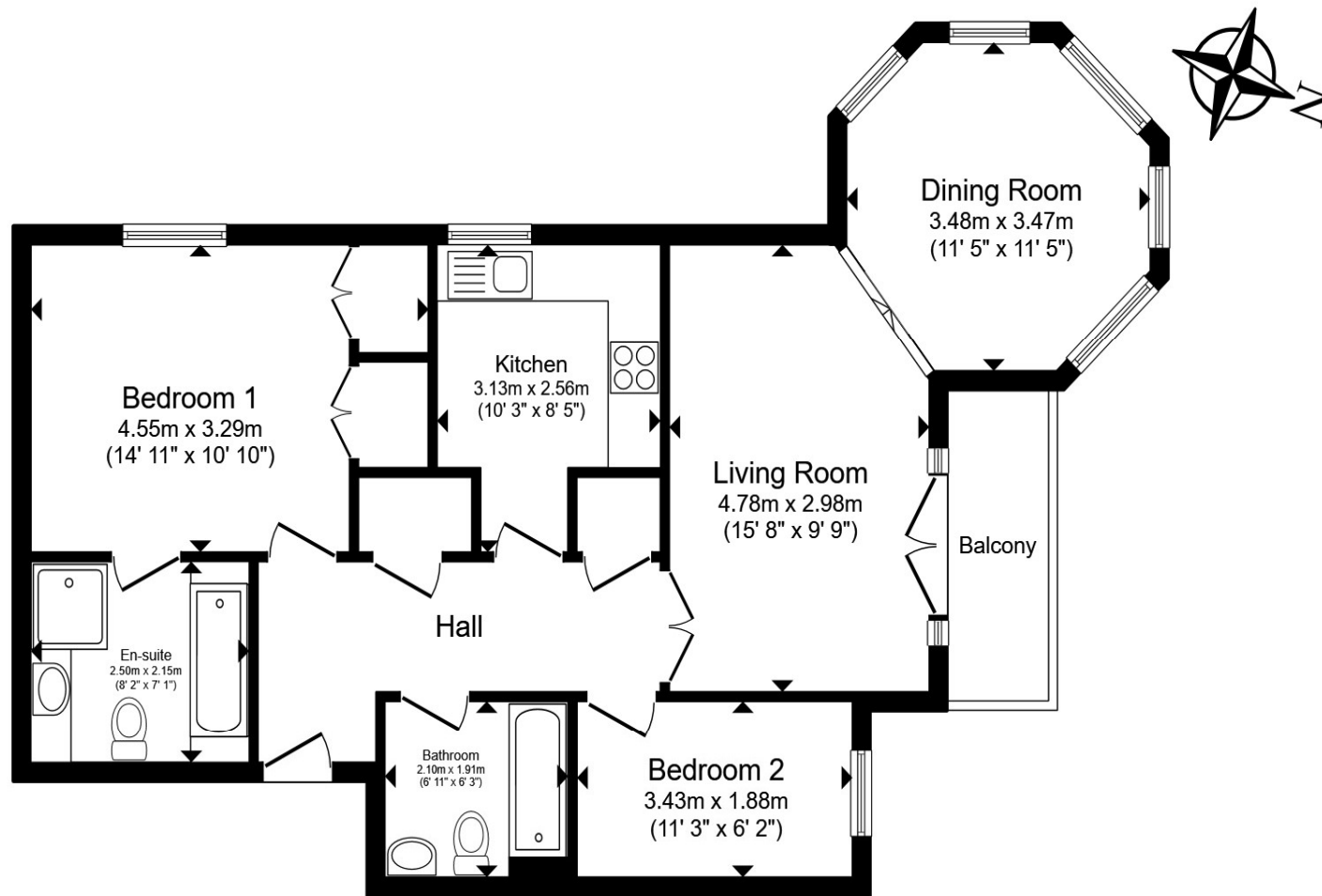


**welcome to**

**Clayton House, Trinity Church Road, Barnes, London**

A first floor 2-bedroom, 2 bathroom flat, in this desirable Barnes development, offered with no onward chain in need of some modernisation.





Total floor area 72.2 m<sup>2</sup> (777 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



A modern 2-bedroom, 2 bathroom first floor flat with a lift in this desirable Barnes development. While the property will require some upgrading and decoration, the flat is generous in size, having a lovely reception room with a private balcony. The principal bedroom has an ensuite shower room. Separate modern style kitchen, further bedroom and family bathroom. All main rooms are accessed off the hallway. The principal bedroom has fitted wardrobes, and there are storage cupboards in the hall. The property is offered with no onward chain, Barnes is one of London's desirable villages, the centre of which has a great selection of local and national shops and restaurants. Excellent transport links including a short walk over Hammersmith Bridge to Hammersmith Station approx 0.7miles, with a large train hub including the Piccadilly Line, District Line and Hammersmith & City. The area has excellent local schools including the Harrodian, St Pauls, The Swedish School, primary schools include Lowther and St. Osmund's. Other attractions include River Walks, rowing including the annual boat race.

EPC- C  
Council Tax- F  
Lease 999 Years from June 1995.  
Service Charges Estimated £4700 per annum to be confirmed.

**welcome to**

## **Clayton House, Trinity Church Road, Barnes, London**

- First Floor 2-bedroom Flat
- Generous Reception room with balcony
- Bathroom and Ensuite Shower Room
- Well maintained communal areas with lift
- Property will need some upgrading

Tenure: Leasehold EPC Rating: C

Council Tax Band: F Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Please note the marker reflects the  
postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SHN106366](https://barnardmarcus.co.uk/Property/SHN106366)



Property Ref:  
SHN106366 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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