

## Trinity Church Road Barnes, SW13

A super ground floor apartment on the ever popular Barnes Waterside. This spacious two bedroom apartment has been upgraded in recent years and is being offered chain free.

Comprising two double bedrooms one with an en-suite bathroom, a further bathroom, a modern kitchen with plenty of space for table and chairs, a wide hallway with storage cupboards, a light and bright reception room overlooking the immaculate communal gardens. There is excellent fitted wardrobe and storage space and a communal lift as well as one allocated parking space to the front of the block.

There are some excellent schools in the area, including renowned St Paul's Boys & Juniors, The Harrodian and The Swedish School. Local primary schools are Lowther, St Osmund's and Barnes Primary.

Hammersmith Station is the closest transport hub, with four underground lines (Hammersmith Bridge currently open to foot traffic). Nearby mainline stations, for regular routes into London Waterloo and out of London, are Barnes and Barnes Bridge Stations.

Please note some older photos used

Guide Price

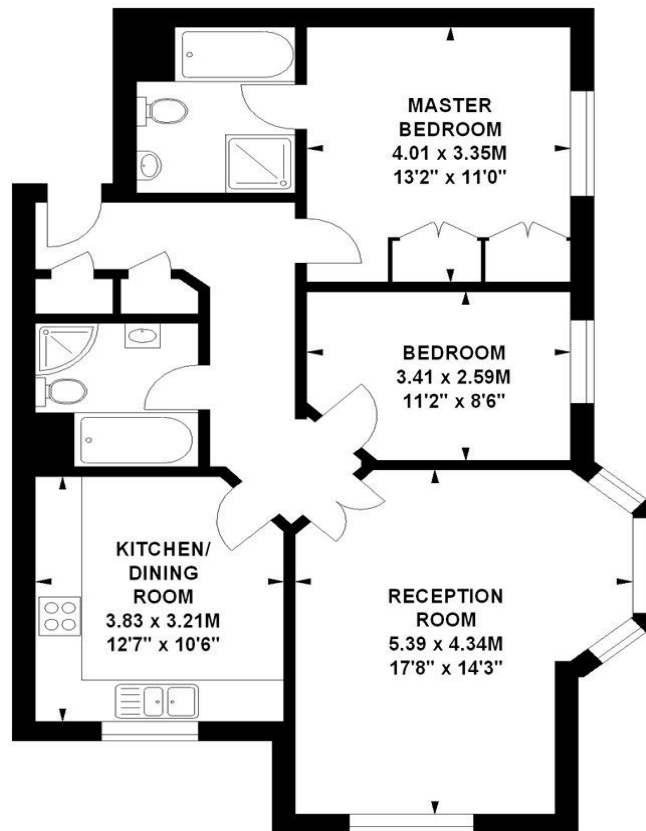
£695,000

**CHESTERTONS**

## Doyle House, SW13

Approximate gross internal area

77.57 sq m / 835 sq ft



### Ground Floor

Illustration For Identification Purposes Only. Not To Scale

\*Floorplan Drawn According To RICS Guidelines  
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**Tenure:** Leasehold 971 years plus Share of freehold

**Service Charge:** Approx £4396 p.a inc reserve fund and estate costs

**Ground Rent:** £0

**Local Authority:** London Borough of Richmond Upon Thames

**Council Tax Band:** F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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