



Trinity Church Road - Barnes, SW13

A lovely two bedroom ground floor apartment that has recently been redecorated, on the ever popular Barnes Waterside with one allocated parking space and being offered chain free.

Comprising one double bedroom with an en-suite bathroom, a smaller bedroom, a separate bathroom, a generous kitchen with plenty of space for table and chairs, a wide hallway with storage cupboards, a reception room with additional turret dining area and winter garden.

Barnes Waterside boasts attractive and well maintained communal gardens and an onsite, day caretaker. 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.

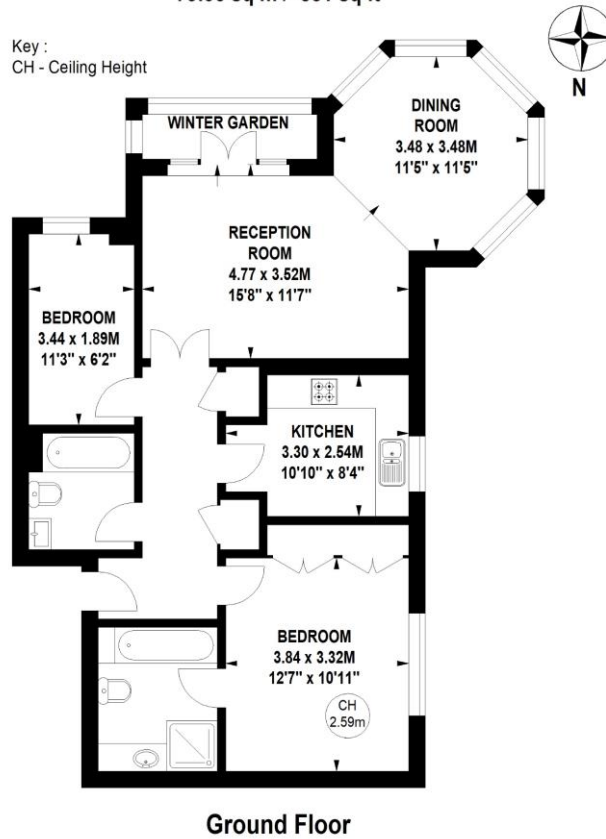
Asking Price

£625,000

CHESTERTONS

Caldwell House, Trinity Church Road, SW13

Approximate gross internal area
79.06 sq m / 851 sq ft



Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only

Tenure: Lease of 970 years & a Share of Freehold

Service Charge: £4254 Including insurance, estates costs and reserve fund

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	77	77
(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	

Chestertons Barnes Village Sales

68-69 Barnes High Street
Barnes
London
SW13 9LD
barnes@chestertons.co.uk
020 8748 8833

Chesterton Global Ltd trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton Global Ltd | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.



This paper is
100% recyclable