



# Trinity Church Road

Barnes, SW13

Asking Price  
£1,895,000

A wonderful townhouse in the popular Harrods Village development by the Thames in Barnes. With over 2000 sq.ft of internal space this generous property is set over three floors and boasts a beautiful landscaped garden a terrace, two balconies, a garage and off street parking for two cars in a friendly neighbourhood.

On the ground floor there is an entrance hallway with guest cloakroom, access into the garage and through to a generous fully fitted kitchen with a full width extended dining/living room enjoying underfloor heating. The doors to the terrace entirely fold back creating an extension to the living room at the same level, with fitted outdoor heating and lighting and leading to the garden. On the first floor there is a reception room with balcony, a bathroom, a third double bedroom with a second balcony and a fourth single bedroom which is being used as an office. On the second floor there are two double bedroom suites with modern, upgraded en-suite bathrooms with walk-in showers and underfloor heating. There are plenty of 'Sharps' designed and fitted wardrobes.

There is off street parking for two cars and an internal garage. This property has the benefit of membership to the leisure suite and a rear gate into the Harrods development. Subject to planning permission there may be scope to incorporate the garage into the house as an additional living room and to create a room or additional storage in the roof space. Harrods Village is an exclusive gated development on the south side of the river Thames, close to Hammersmith Bridge. It offers a 24 hour concierge service and comprehensive on site facilities for the residents including gardens, a 25m swimming pool, gymnasium, sauna, steam room and business centre.

**CHESTERTONS**





# Trinity Church Road

## Barnes, SW13

Harrods Village Townhouse  
 4 Bedrooms  
 Well Presented  
 Access to Harrods Leisure Suite  
 Off-Street Parking for Two Cars & Garage  
 Chain Free





## Location / Transport / Schooling

Barnes is surrounded on three sides by the River Thames, providing lovely walks, and has the world famous London Wetlands centre. For the sports enthusiast, The Riverside Health Club is just across Barnes Bridge, while Rocks Lane offers a wide range of sporting activities and Richmond Park is approximately two miles away. Barnes also offers an eclectic range of shops, award-winning restaurants and the famous duck pond.

Convenient transport links are at Barnes and Barnes Bridge stations, which offer frequent service into London Waterloo. Hammersmith Station is the closet Tube (approx. 0.7m Google) currently accessed by foot over Hammersmith Bridge, offering the District, Piccadilly and Hammersmith and City lines into central London and directly to Heathrow Airport.

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

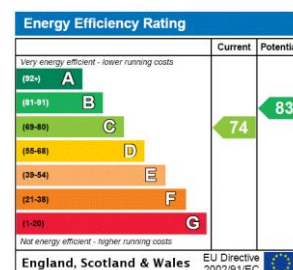
**Tenure:** Freehold

**Service Charge:** Approx £1,100 p.a Harrods Village Leisure Suite cost

**Ground Rent:** £0

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

**Council Tax Band:** H



## Chestertons Barnes Village Sales

68-69 Barnes High Street

Barnes

London

SW13 9LD

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020 8748 8833

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# Trinity Church Road, SW13

Approximate gross internal area

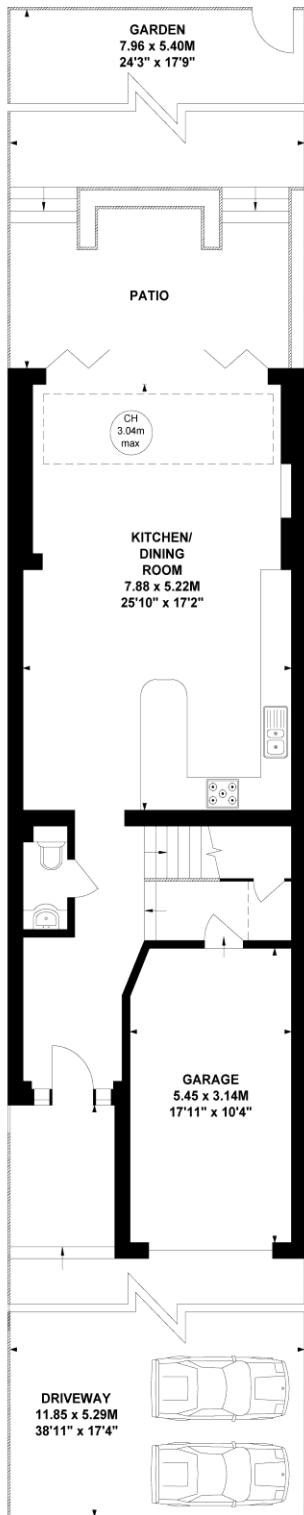
186.25 sq m / 2005 sq ft

(Including Garage)

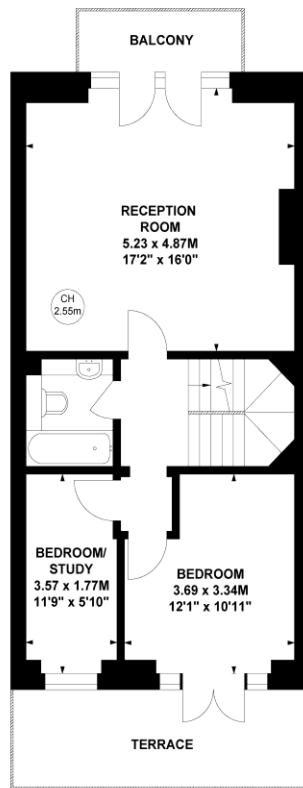
Garage

16.93 sq m / 182 sq ft

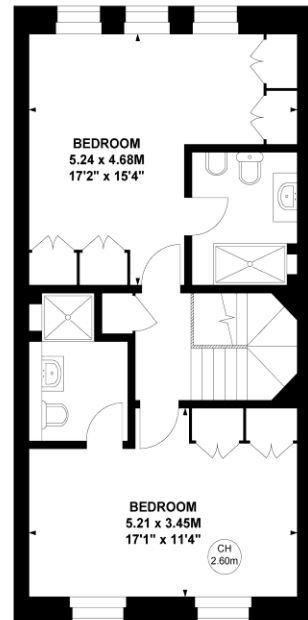
Key :  
CH - Ceiling Height



**Ground Floor**



**First Floor**



**Second Floor**

**Not to scale, for guidance only and must not be relied upon as a statement of fact.**

**All measurements and areas are approximate only**

