



Trinity Church Road

Barnes, SW13

Asking Price £530,000

A very generous and well-proportioned apartment, set on the top floor this attractive block, on the desirable Barnes Waterside development.

This lovely one-bedroom apartment is presented in good condition and offers a light west-facing reception room with space for a dining table, a contemporary fitted kitchen, a spacious double bedroom with wardrobes and a tiled bathroom with a separate shower. There is additional storage space in the hallway and the apartment is offered with one allocated parking space.

Barnes is surrounded on three sides by the River Thames, providing lovely walks, and boasts the world-famous London Wetlands centre. For the sports enthusiast, The Riverside Health Club is just across Barnes Bridge, whilst 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.



Trinity Church Road

Barnes, SW13

- Well-Proportioned One-Bedroom Apartment
- Light & Bright Throughout
- Top Floor with Dual Aspect
- Excellent Condition
- One Allocated Parking Space
- Share of Freehold
- EPC Rating C



Transport / Schooling

Convenient transport links are at Barnes and Barnes Bridge stations, which offer frequent service into London Waterloo. Hammersmith Station is the closest 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 renowned St Paul's Boys & Juniors, The Harroddian and The Swedish School. Local primary schools are Lowther and St. Osmund's.

Tenure: Leasehold with Share of Freehold (approximately 970 years remaining)

Service Charge: £2,474 per annum (including reserve fund)

Ground Rent: £0

Local Authority: London Borough of Richmond upon Thames

Council Tax Band: E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	76
(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 Sales

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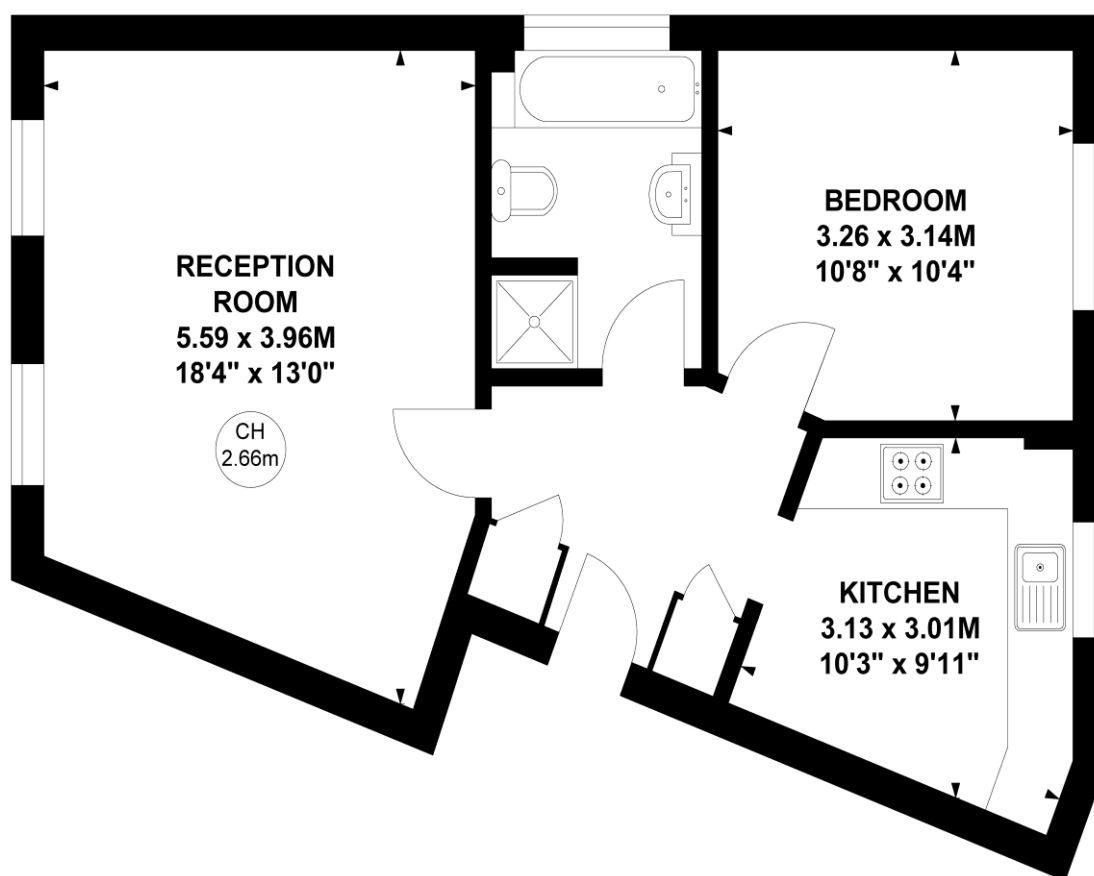
chestertons.co.uk

Harding House, SW13

Approximate gross internal area

50.73 sq m / 546 sq ft

Key :
CH - Ceiling Height



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

