



Trinity Church Road

Barnes, SW13

Asking Price £1,700,000

A fantastic townhouse, in the popular Harrods Village development, with a wonderful roof terrace. With approximately 2,120 sq. ft of internal space, this house has access to the leisure facilities, a landscaped garden, two balconies, a garage and off-street parking for two cars.

On the ground floor, there is an entrance hallway with a guest cloakroom and access into the garage leading through to a modern fully-fitted kitchen with a dining area, utility cupboard and further to the landscaped rear garden.

On the first floor, there is a rear reception room with balcony, a family bathroom, a third double bedroom with a second balcony and a fourth single bedroom. On the second floor, there are two double bedroom suites with modern bathrooms and ample wardrobe space. The top floor offers a spacious additional reception room with sliding doors onto a wrap-around roof terrace with amazing views. Subject to planning permission, there may be scope to incorporate the garage into the house as an additional living space.

Harrods Village is an exclusive gated development, on the south side of the river Thames, close to Hammersmith Bridge. It offers 24-hour concierge service and comprehensive on-site facilities for the residents, including manicured gardens, a 25m swimming pool, a gymnasium, a sauna, a steam room and a business centre.

Barnes is surrounded, on three sides, by the River Thames which provides scenic walks. It also 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 renowned duck pond.

CHESTERTONS



Trinity Church Road

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- Harrods Village Townhouse
- Roof Terrace
- Four Bedrooms
- Well-Presented
- Access to Harrods Leisure Suite
- Off-Street Parking for Two Cars & Garage
- Chain Free
- EPC Rating C



Schooling and Transport

Convenient transport links are at Barnes and Barnes Bridge stations, which offer frequent service into London Waterloo. Hammersmith Station is the closest tube (approximately 0.7m, Google), currently accessed by foot over Hammersmith Bridge; it offers the District, Piccadilly and Hammersmith & 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 Harrodian and The Swedish School. Local primary schools are Lowther and St Osmund's.

Tenure: Freehold

Service Charge: Approximately £2,000 per annum (inc. leisure suite costs)

Ground Rent: £0

Local Authority: London Borough of Richmond upon Thames

Council Tax Band: H

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Approximate gross internal area

196.92 sq m / 2120 sq ft

(Including Garage)

Garage : 17.80 sq m / 192 sq ft

Key :

CH - Ceiling Height



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

All measurements and areas are approximate only

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