



# Trinity Church Road

## Barnes, SW13

Asking Price  
£750,000

A very spacious second floor, two bedroom apartment with views towards the London Wetlands and partial views of the river Thames. Generous south facing balcony and one parking space.

This clean and tidy property comprises an entrance hall with coat cupboards, a fully fitted kitchen, 2 double bedrooms, including a main bedroom with en-suite bathroom and fitted wardrobes. There is a second double bedroom and further family bathroom and a wonderful light and bright south facing reception room with a winter garden and dining area.

The Barnes Waterside development was built by Berkeley Homes and offers residents beautifully manicured communal gardens, an on-site caretaker/porter and direct access to the Thames towpath. Close by there is a parade of amenities and independent eateries, whilst nearby Barnes Village is home to the well-known duck pond and a weekly farmers' market. The Village offers an array of boutiques, cafés and High Street favourites.

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 and cycle traffic). Nearby mainline stations, for regular routes into London Waterloo and out of London, are Barnes and Barnes Bridge Stations.

**CHESTERTONS**





# Trinity Church Road

## Barnes, SW13

- A Spacious 2 Bedroom Apartment
- Approx 992 sq ft
- Dual Aspect
- Partial River Views
- South Facing Balcony
- 1 Parking Space
- Chain Free
- EPC Rating C





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**Tenure:** Leasehold with approx. 965 yrs remaining and a Share of Freehold  
**Service Charge:** £5400 Approx per year inc reserve and estate costs  
**Ground Rent:** £0  
**Local Authority:** London Borough of Richmond upon Thames  
**Council Tax Band:** F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	91 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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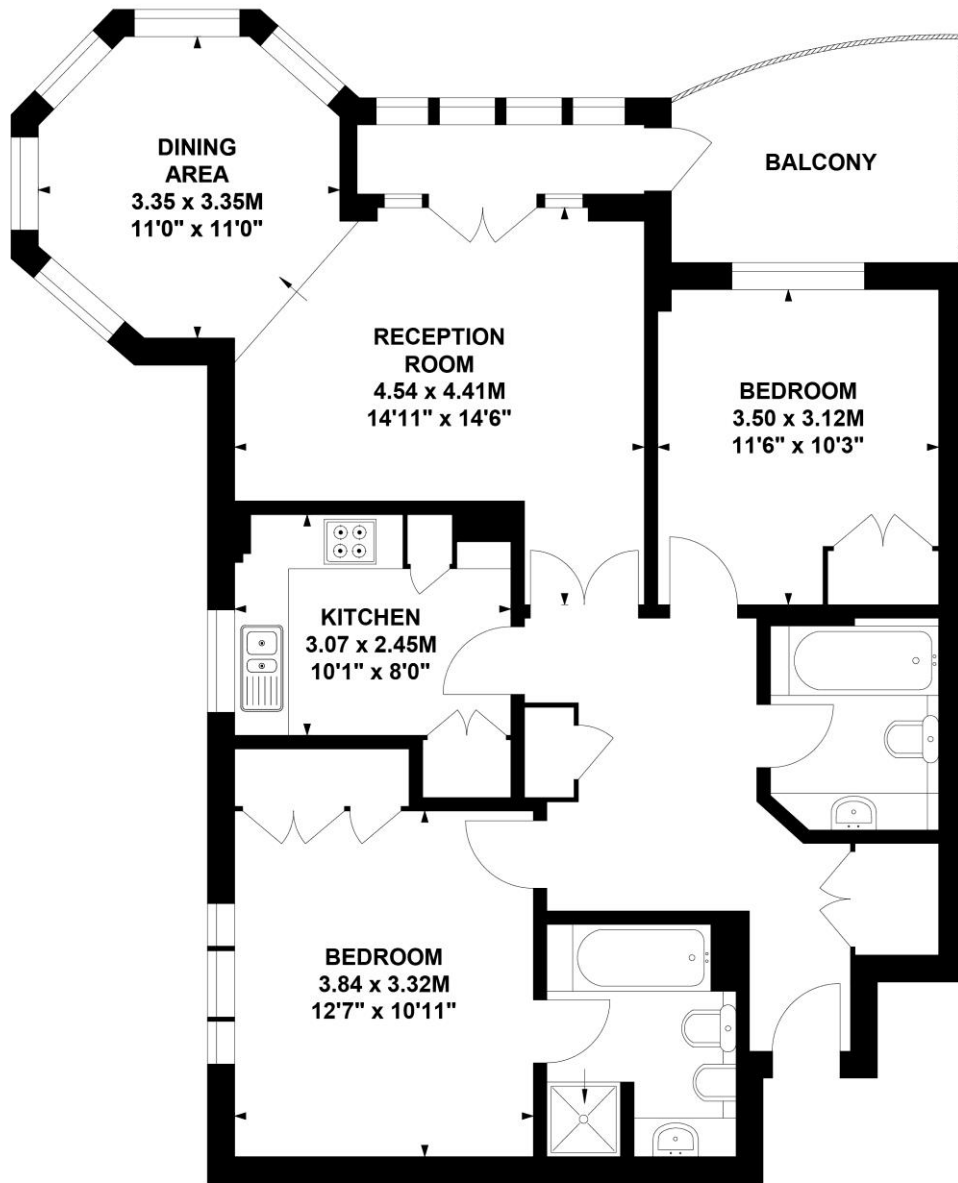
### *Chestertons Barnes Village Sales*

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# Clayton House, SW13

Approximate gross internal area  
92.16 sq m / 992 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