

57 Trinity Church Road, Barnes, SW13 8EN

Guide Price: £5,500pcm

Unfurnished

Council Tax Band: G - £3953.45 - 2025/2026

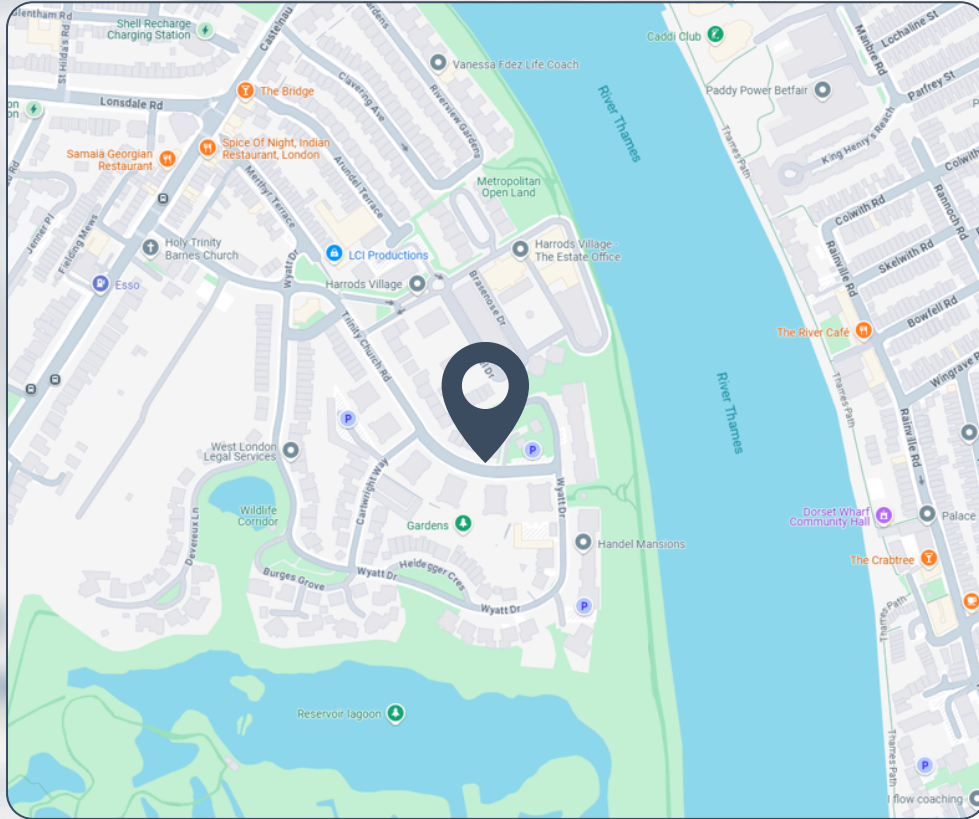
EPC - Band C



020 8876 2222

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Location



You'd be hard pressed to find another community like Barnes. It's fun, vibrant and a mix of thoroughly interesting and creative types who love their neighbourhood, reflected in the colourful list of coffee shops, delis, independent retail shops, great pubs and the much-loved Olympic Cinema.

It's also a hub of public transport; another factor in this extraordinary city fringe destination, along with exceptional public spaces (such as Barnes Common and Richmond Park), the Saturday Farmers markets and events at the OSO by the pond, keep you occupied and fulfilled at weekends.

Lillian Road is a very popular residential cul-de-sac that is situated north of Barnes Village, and is immensely popular with families. Its position as a cul-de-sac offers a safe, secure environment, providing peace of mind and privacy. Unlike many areas of Barnes, it is also positioned away from the direct flight paths, ensuring a quieter, more peaceful living environment, while still being just a short distance from the amenities of the village and Hammersmith

Barnes is the ultimate village within a city, and life-long residents become misty-eyed about their childhood spent feeding the ducks on the pond, and sneaking into the Olympic Studios Cinema for a romantic teenage tryst. There are wonderful pubs along the river, and the annual Boat Race is a huge deal.

Over 95% of the shops are independent, and it is renowned for its schools, which include St Pauls, The Harroddian, Ibstock, The Swedish School and Lowther School. Communications are excellent, a stroll over Hammersmith Bridge brings you to the tubes (District, Piccadilly, Hammersmith & City Lines), this makes it an ideal location for anyone needing access to central London.

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Summary

- 4 Bedrooms
- 3 Bathrooms
- Guest cloakroom
- Dining family kitchen with conservatory
- Double Reception Room on the 1st floor with balcony
- Excellent storage
- 124 ft garden
- Off-street parking for 2 cars
- Garage
- Richmond Borough Council

The Property

This light-filled four-bedroom modern terraced house located in this popular Riverside development ideal for the Swedish School, St Paul's and The Harrodian, as well as being within walking distance of Hammersmith Station.

The property has 4 bedrooms, 3 bathrooms, guest w.c., eat-in kitchen, conservatory, first floor reception room with balcony, garage, parking and garden.

Nice to know:

Local Authority: Richmond Borough Council

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1704 square feet

Double glazed windows throughout

Trinity Church Road, London, SW13

Approximate Gross Internal Area = 143.6 sq m / 1545 sq ft

Garage = 14.8 sq m / 159 sq ft

Total = 158.4 sq m / 1704 sq ft (Including Void)

















Make Yourself at Home

We are fortunate to work in the property market of South West London and Surrey, offering beautiful homes in charming, village-like areas such as Barnes, Mortlake, East Sheen, Richmond and Kew.

With historical buildings, riverside walks, and excellent transport links (tube, rail, bus, and riverboat), these areas blend semi-rural charm with city convenience.

They feature independent shops, restaurants, leisure facilities, theatres, galleries, and museums. Families are drawn here by outstanding schools and the perfect balance of city and country life.

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