

LAURENT
RESIDENTIAL



57 TRINITY CHURCH ROAD
LONDON, SW13 8EN

FREEHOLD

57 TRINITY CHURCH ROAD

- Four bedrooms • Three bathrooms • Two reception rooms • Private garden • Off street parking • No onward chain



Set in the prestigious Barnes Waterside development, this delightful townhouse combines modern living with elegance.

The heart of the home lies in the large, fully equipped kitchen, featuring fitted cabinetry, tiled flooring, and high-quality integrated appliances. An adjacent dining area seamlessly connects to the bright conservatory, creating a versatile space perfect for entertaining or enjoying quiet mornings while overlooking the private garden.

The property boasts a spacious and light-filled master bedroom with an en-suite bathroom. A further three bedrooms which offers flexibility to have a guest room, home office, or family space, with ample natural light. The family bathroom complements the accommodation.

Situated in a prime location, this townhouse is surrounded by excellent amenities, including easy access to internationally recognised schools such as St Paul's School, The Harrodian, and The Swedish School. The area is also well-served by fantastic transport links, with Barnes Bridge and Hammersmith stations providing swift connections to central London and beyond. For nature enthusiasts, the nearby Thames Path and Barnes Wetland Centre offer picturesque walking trails and open spaces.

With its combination of location, accommodation, proximity to outstanding schools, and superb transport connections, this home represents an exceptional opportunity for families or professionals seeking a peaceful yet well-connected London lifestyle.

Check your broadband and mobile coverage here <https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

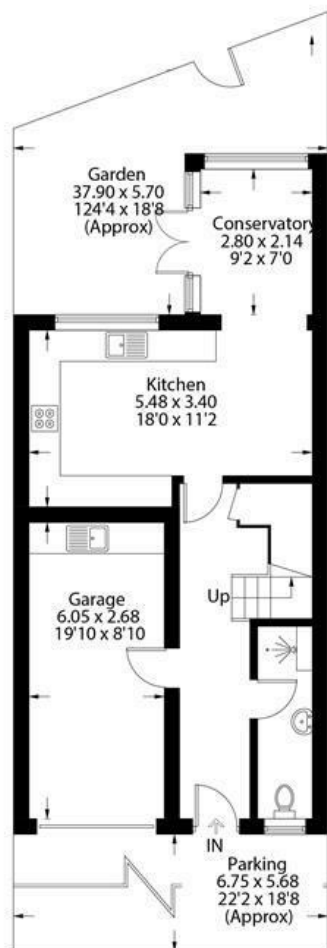
Check your flood risk here <https://www.gov.uk/check-long-term-flood-risk>

Trinity Church Road, London, SW13

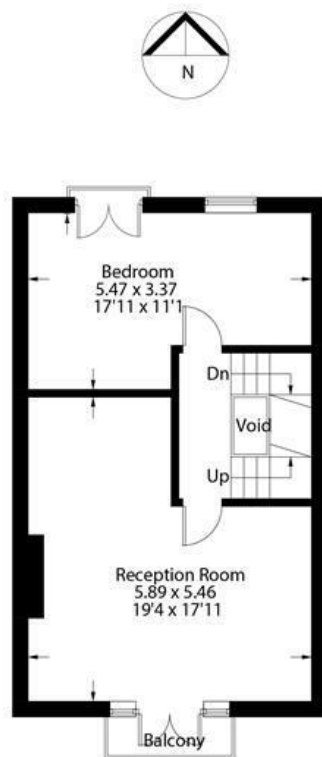
Approximate Gross Internal Area = 143.6 sq m / 1545 sq ft

Garage = 14.8 sq m / 159 sq ft

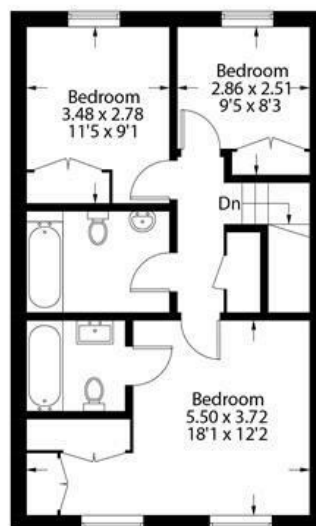
Total = 158.4 sq m / 1704 sq ft (Including Void)



Ground Floor
439 sq ft / 40.8 sq m



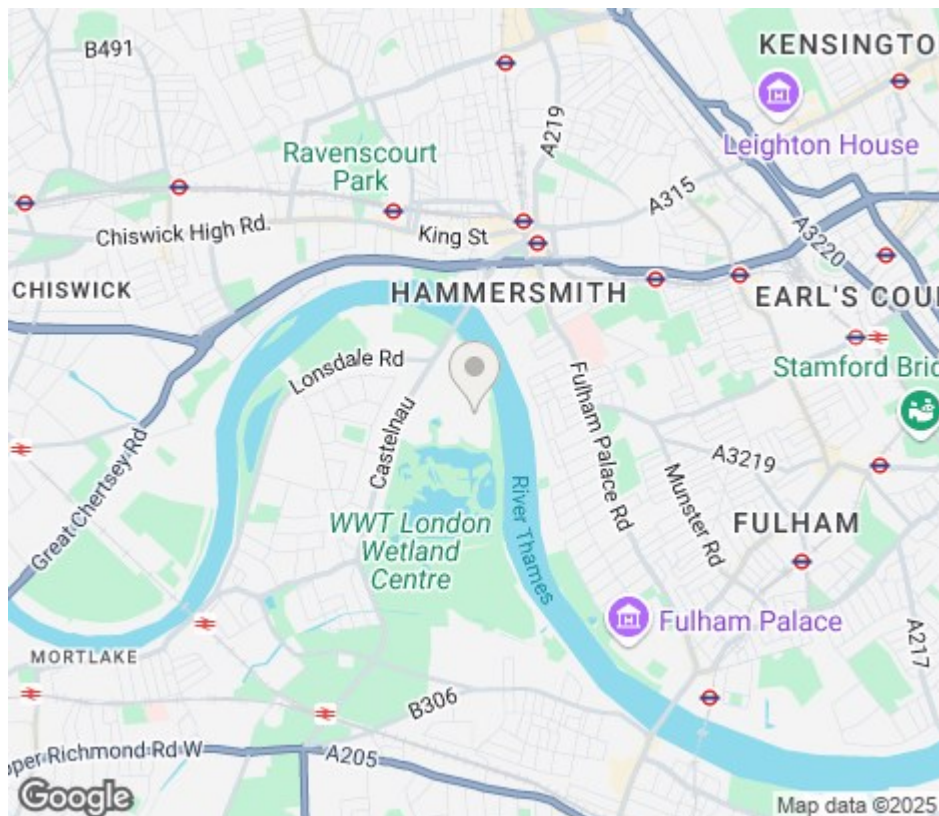
First Floor
555 sq ft / 51.6 sq m



Second Floor
551 sq ft / 51.2 sq m

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements