



Trinity Church Road

Barnes, SW13

£2,750 per month
(£634.62 per week)

A sunny apartment, on the first floor of a modern building, on charming Barnes Waterside. The property boasts lift access, a south-west facing balcony and allocated parking.

Accommodation includes a central hallway with storage, a spacious reception room with French doors to the balcony, built-in storage and a raised area ideal for dining. There is a generous kitchen and breakfast room with plenty of cabinetry and integrated appliances.

The principal bedroom suite benefits from built-in wardrobes and a bathroom with a bathtub and a shower. The second bedroom is also a well-proportioned double and there is a second well-appointed bathroom.

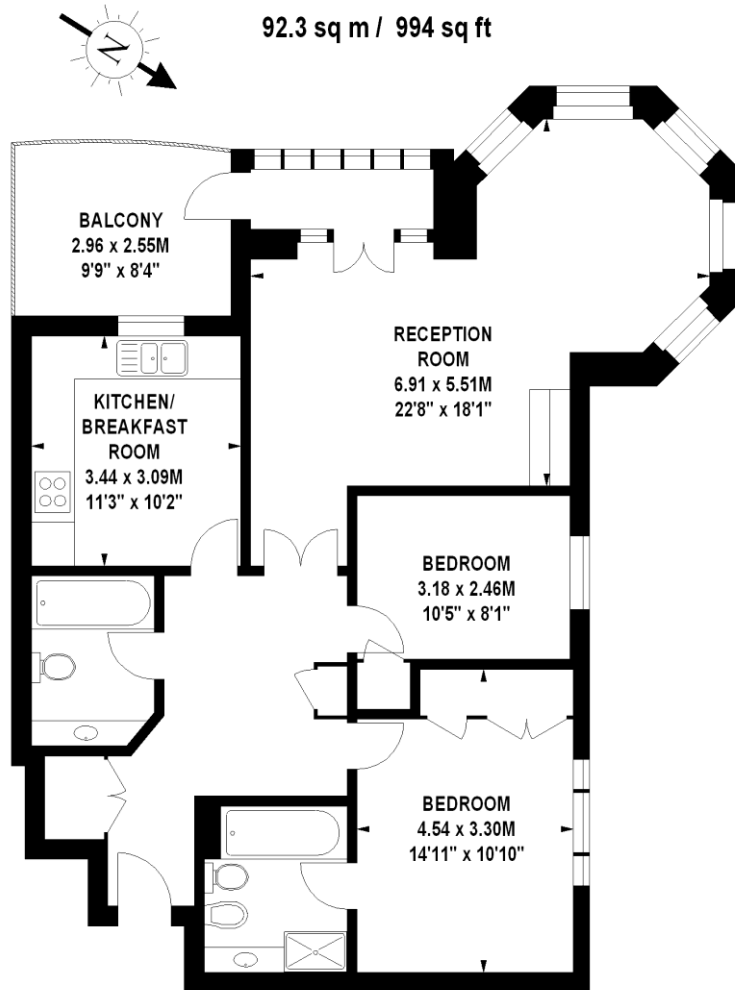
Barnes Waterside is a quiet development offering proximity to the River Thames and to the amenities and public transport links in north Barnes. Nearby Castelnau offers several independent stores and eateries.

CHESTERTONS

Gilbert House, SW13

Approximate gross internal area

92.3 sq m / 994 sq ft



First Floor

Illustration For Identification Purposes Only. Not To Scale

*Floorplan Drawn According To RICS Guidelines
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Minimum Term: six months
Deposit Required: five weeks rent (£3,173.08)
Local Authority: London Borough of Richmond upon Thames
Council Tax Band: F
EPC Rating: C
Unfurnished

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	83
(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 Lettings

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020 8748 7733
chestertons.co.uk

Additional tenant charges apply (fees apply to non-AST tenancies only)

Tenancy Agreement Fee: £300

References per Tenant/Guarantor: £60

Inventory Check: Approx. £100-£250 (inc. VAT)

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