



Trinity Church Road

Barnes, SW13

£5,500 per month
(£1,269.23 per week)

A modern and well-presented townhouse on ever-popular Barnes Waterside. Available immediately, it boasts a large rear garden, a garage and off-street parking for two cars. There is wood flooring and neutral décor throughout.

Well-proportioned accommodation is arranged over three floors. The ground floor provides an entrance hall with a storage cupboard, internal access to the garage and a shower room. There is a spacious open-plan kitchen and dining room with plenty of cabinetry and an adjoining conservatory with direct access to the garden.

Upstairs, the first floor is occupied by a generous and sunny reception room with a Juliet balcony and the first of the four double bedrooms, also with a small balcony.

The second floor offers a large en-suite bedroom with built-in wardrobes and two windows. There are two further double bedrooms also with built-in wardrobes, there is another bathroom and storage space on the landing.

The location of the property perfectly combines the tranquillity of a private development with proximity to outstanding local schools and amenities, as well as excellent public transport connections.

CHESTERTONS



Trinity Church Road

Barnes, SW13

- Well-Presented Modern Townhouse
- Two Reception Rooms
- Four Double Bedrooms & Three Bathrooms
- Large Rear Garden
- Garage & Off-Street Parking for Two Cars



Minimum Term: six months
Deposit Required: six weeks rent (£7,615.38)
Local Authority: London Borough of Richmond upon Thames
Council Tax Band: G
EPC Rating: C
Unfurnished

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 87 |
| (69-80) C | 74 | |
| (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

68-69 Barnes High Street
 Barnes
 London
 SW13 9LD
barneslettingsusers@chestertons.co.uk
 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)

chestertons.co.uk/property-to-rent/applicable-fees

Trinity Church Road, SW13

Approximate gross internal area

163.66 sq m / 1762 sq ft

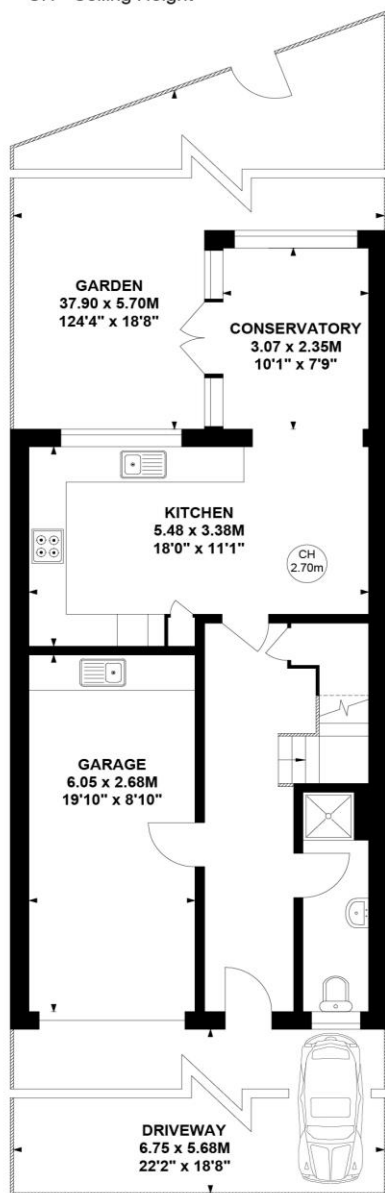
(Including Garage)

Garage

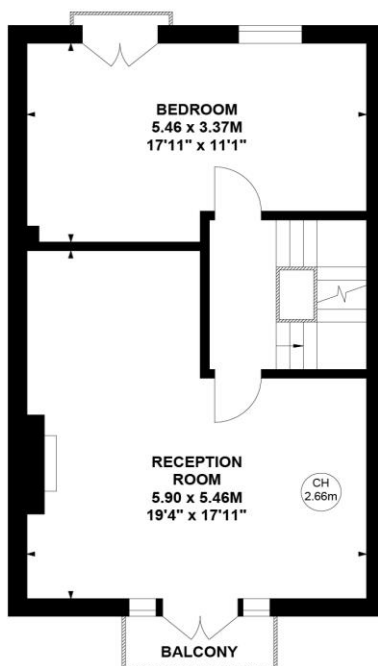
16.21 sq m / 174 sq ft

Key :

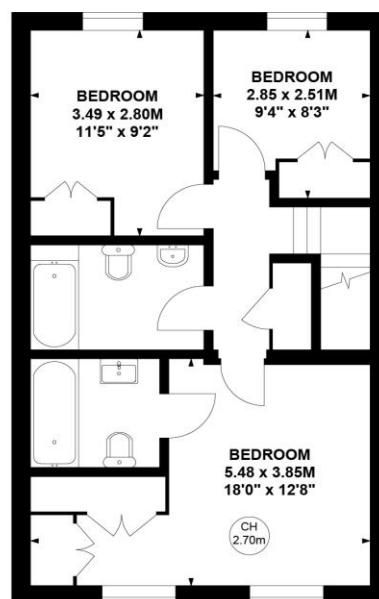
CH - Ceiling Height



Ground Floor



First Floor



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

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