



Trinity Church Road

Barnes, SW13

£2,750 per month
(£634.62 per week)

An apartment on the ground floor of Clayton House, in the desirable Barnes Waterside development, in north Barnes. The property is offered unfurnished and benefits from a secure entry system, an allocated parking space and well-maintained communal gardens.

The accommodation is flooded with natural light and includes an open-plan reception and dining room with a unique octagonal raised area with windows on seven sides. There is a separate fully-fitted kitchen, a generous principal bedroom suite with a shower and a bathtub, a second bedroom and another bathroom.

Barnes Waterside is well-situated, near the amenities of renowned Castelnau and the river Thames. Public transport available nearby includes several local bus routes, mainline train services from Barnes Station and underground rail services from Hammersmith Station.



Trinity Church Road

Barnes, SW13

- Ground Floor Apartment
- Two Bedrooms & Two Bathrooms
- Allocated Parking Space
- Barnes Waterside Location
- EPC Rating C



Minimum Term: 12 months
Deposit Required: five weeks rent (£2,769.23)
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	74	78
(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

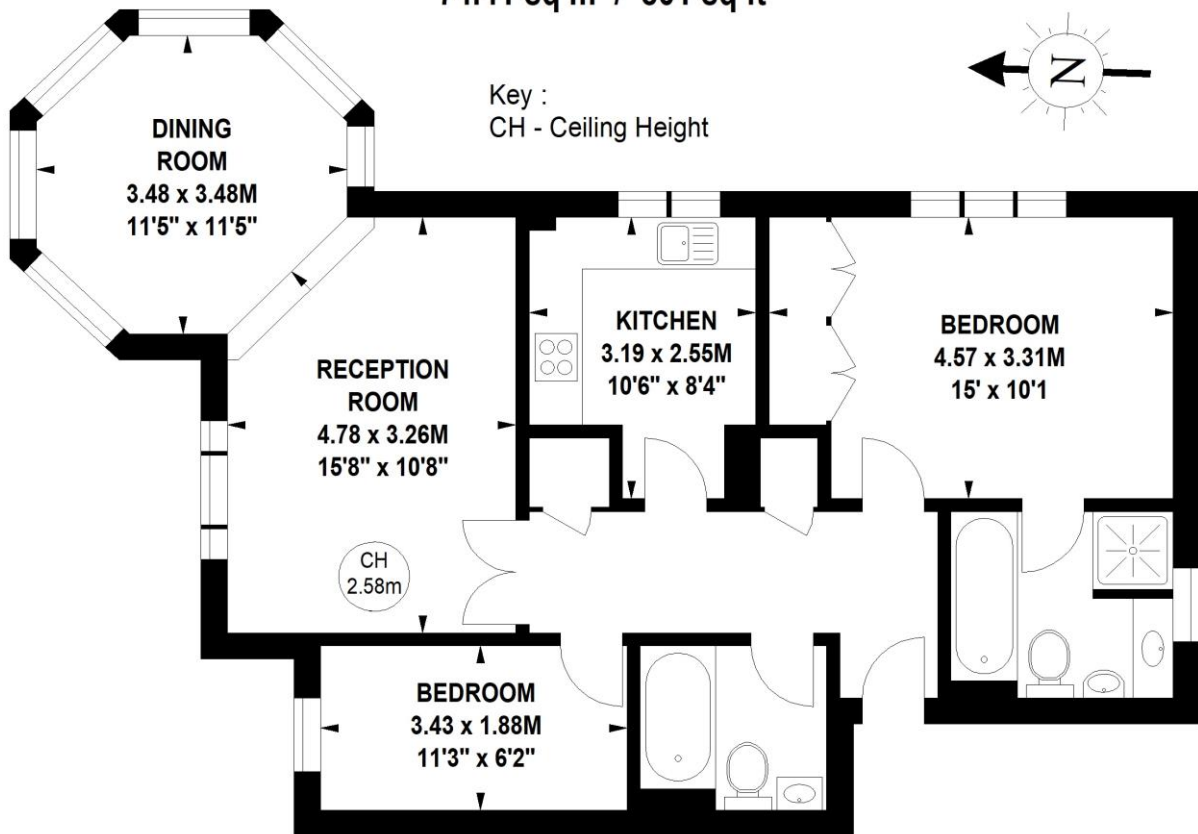
68-69 Barnes High Street
 Barnes
 London
 SW13 9LD
 barnes@chestertons.co.uk
 020 8748 7733
 chestertons.co.uk

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](https://www.chestertons.co.uk/property-to-rent/applicable-fees)

Clayton House, Trinity Church Road, Barnes, SW13

Approximate gross internal area
74.41 sq m / 801 sq ft



Ground Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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