



**JAMES
ANDERSON**












TO LET

Trinity Church Road, Barnes, SW13

£5,250 Per Month

Per Month

A well presented four bedroom town house in the popular Barnes Waterside development. Benefiting from four double bedrooms, three bathrooms, off street parking and a garage. Trinity Church Road is ideally situated just moments from the River Thames and the London Wetland Centre. Several local bus routes are available on Castelnau and Hammersmith Station is just across Hammersmith Bridge.

-  Four Bedrooms
-  Barnes Waterside
-  Two Bathrooms
-  Excellent Local Schools
-  Large Reception
-  Off Street Parking
-  Open Plan Kitchen/Dining Room
-  Private Garden
-  EPC Rating D/ Council Tax Band G/ Deposit £7,269.23
-  Holding Deposit £1,211.54 / Minimum Term 12 Months



OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 878 8688



Trinity Church Road

Approximate Gross Internal Area = 1800 sq ft / 167.3 sq m
(Including Garage)

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	78

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

