



{ CHURCH ROAD LONDON SW13  
£2,750 PER MONTH AVAILABLE 05/09/2025

Hamptons  
THE HOME EXPERTS

# { THE PARTICULARS

Church Road London SW13

£2,750 Per Month  
Unfurnished

 3 Bedrooms  
 1 Bathroom  
 1 Reception

## Features

- Three Bedroom, - Large Reception Room,  
- Family Bathroom, - Period Conversion, -  
Close to the local amenities and public  
transport

## Council Tax

Council Tax Band E

Hamptons  
252 Upper Richmond Road West  
East Sheen, London, SW14 8AG  
020 8618 4550  
Eastsheenlettings@hamptons-int.com  
www.hamptons.co.uk

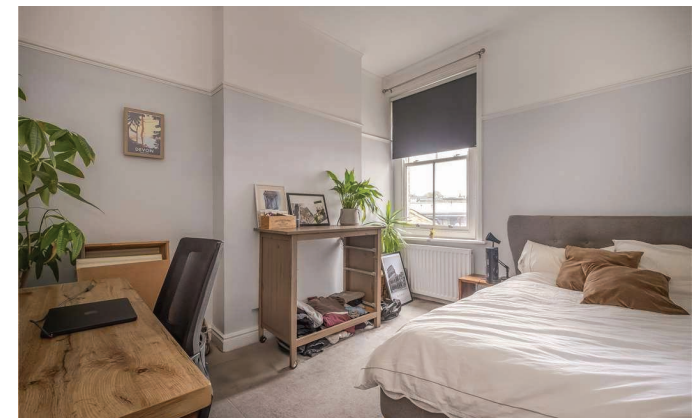
# { A FANTASTIC THREE BEDROOM FLAT LOCATED ON CHURCH ROAD, BARNES.

## The Property

A lovely flat located in the center of Barnes, comprising of three generously sized bedrooms, a bright and airy reception, family bathroom, and a separate kitchen with ample storage and workspace. The flat benefits from high ceilings, large windows that fill the space with natural light, and a layout that lends itself well to both families and professional sharers. moments from the independent shops, cafés, and restaurants of Barnes Village, as well as the picturesque Barnes Common and River Thames.

## Location

Barnes is one of London's true villages, bordered on three sides by the River, the High Street provides excellent foodie shops including a butcher, a fish monger, a cheese shop, an independent wine merchant and an M & S Food Hall. There is a choice of pubs and coffee shops and artisan bakers such as Gail's. The duck pond is a focus for the Common and there is a weekly Farmer's Market on Saturdays. Some excellent schools are close by both independent and state, such as St Pauls, the Harrodian, Ibstock Place and the Swedish school. The Wetlands provides a variety of attractions for adults and children alike and the tow path gives space to walk, run and cycle as does Barnes Common. Frequent transport links to the City exist from the railway stations at Barnes Bridge and Barnes and there are a variety of bus routes to either Putney Bridge Underground Station or to Hammersmith Bridge where there is pedestrian access to the Piccadilly, District, Hammersmith and City/Circle Underground lines.





# CHURCH ROAD

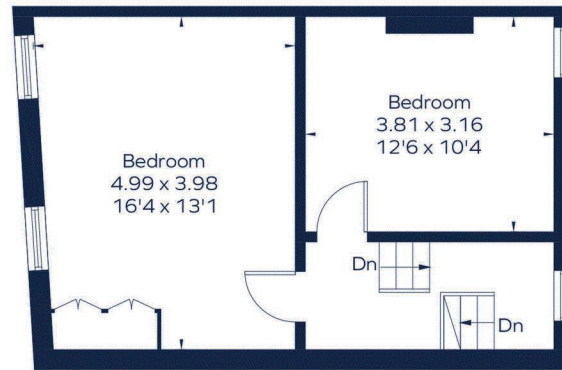
Approximate Gross Internal Area

Ground floor = 90 sq. ft. (8.4 sq. m.)

First floor = 620 sq. ft. (57.6 sq. m.)

Second Floor = 405 sq. ft. (37.6 sq. m.)

Total = 1115 sq. ft. (103.6 sq. m.)



CH  
9'7/2.9  
= Ceiling Height

Second Floor



First Floor



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
ID 1219116

## For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

