



Trinity Church Road

Barnes, SW13

Asking Price
£699,950

A unique and very spacious, three bedroom apartment on the ever popular Barnes Waterside development, presented in excellent condition and with a separate garage.

This attractive ground floor property comprises a generous main bedroom with en-suite bathroom and plenty of fitted wardrobe space. There is a further double bedroom and family bathroom and a third bedroom which is ideal for use as a home office or guest bedroom. There is a modern kitchen and cleverly designed layout to incorporate space for a dining table and then a turreted reception room with circular views. Wonderful hard wood flooring covers the living areas with carpets in the bedrooms.

The Barnes Waterside development was built by Berkeley Homes and offers residents beautifully manicured communal gardens, an on-site caretaker/porter and direct access to the Thames towpath. Close by there is a parade of amenities and independent eateries, whilst nearby Barnes Village is home to the well-known duck pond and a weekly farmers' market. The Village offers an array of boutiques, cafés and High Street favourites.

There are some excellent schools in the area, including renowned St Paul's Boys & Juniors, The Harrodian and The Swedish School. Local primary schools are Lowther, St Osmund's and Barnes Primary.

Hammersmith Station is the closest transport hub, with four underground lines (Hammersmith Bridge currently open to foot and cycle traffic). Nearby mainline stations, for regular routes into London Waterloo and out of London, are Barnes and Barnes Bridge Stations.

CHESTERTONS



Trinity Church Road

Barnes, SW13

- A Unique 3 Bedroom Apartment
- Well Presented
- 2 Bathrooms
- Excellent Natural Light
- Popular Development
- Separate Garage
- Chain Free
- EPC Rating C



Tenure: Share of Freehold with lease 968 years remaining
Service Charge: £5595 approx p.a
Ground Rent: £0
Local Authority: London Borough of Richmond upon Thames
Council Tax Band: F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chestertons Barnes Village Sales

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Astley House, SW13

Approximate gross internal area

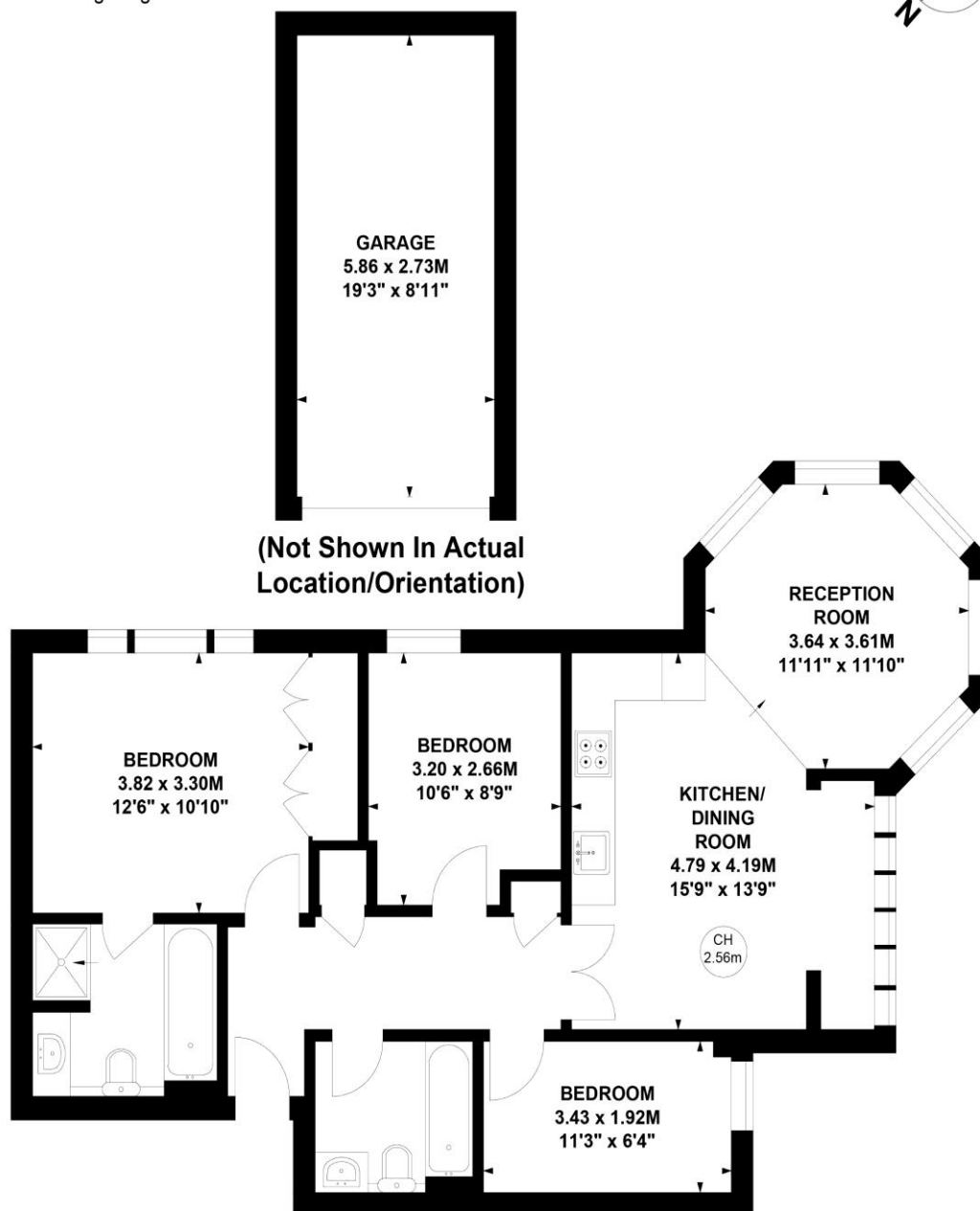
78.94 sq m / 850 sq ft

(Excluding Garage)

Garage : 15.99 sq m / 172 sq ft

Key :

CH - Ceiling Height



Ground 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

