



Trinity Church Road

Barnes Waterside, SW13

Asking Price £1,795,000

A modern penthouse apartment, offering flexible accommodation, within Barnes Waterside in north Barnes. The property boasts approximately 2,000 square feet of accommodation and is flooded with light throughout. Further benefits include an allocated parking space, a garage, a lift and an on-site caretaker.

A central entrance hall, with storage and a cloakroom, leads through double doors to a generous dual-aspect reception room with a separate octagonal dining area with windows on five sides. There are also French doors to a southwest facing terrace. The kitchen is contemporary and fully fitted with space for a breakfast table.

There is a bay-fronted master bedroom suite with a dressing room, en-suite bathroom with a separate shower and French doors to a balcony. There is a second bedroom with an en-suite shower room and fitted wardrobes, plus two further bedrooms and another bathroom with shower off the hallway.

CHESTERTONS



Trinity Church Road

Barnes Waterside, SW13

- Four-Bedroom Penthouse Apartment
- Southwest Facing Terrace
- Allocated Parking Space & Garage
- Popular Barnes Waterside Location
- Wonderful Views
- EPC Rating C



Barnes is surrounded on three sides by the River Thames, providing lovely walks, and has the world-famous London Wetlands centre. For the sports enthusiast, The Riverside Health Club is just across Barnes Bridge, while Rocks Lane offers a wide range of sporting activities and Richmond Park is approximately two miles away. Barnes also offers an eclectic range of shops, award-winning restaurants and the famous duck pond.

Convenient transport links are at Barnes and Barnes Bridge stations, which offer frequent service into London Waterloo. Hammersmith Station is the closet Tube (approx. 0.7m Google) currently accessed by foot over Hammersmith Bridge, offering the District, Piccadilly and Hammersmith and City lines into central London and directly to Heathrow Airport.

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

Tenure: Leasehold plus Share of Freehold with 968 years remaining

Service Charge: £8,867.40 per annum

Ground Rent: £0

Local Authority: London Borough of Richmond upon Thames

Council Tax Band: G

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chestertons Barnes Sales

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Doyle House, SW13

Approximate gross internal area

198.53 sq m / 2137 sq ft

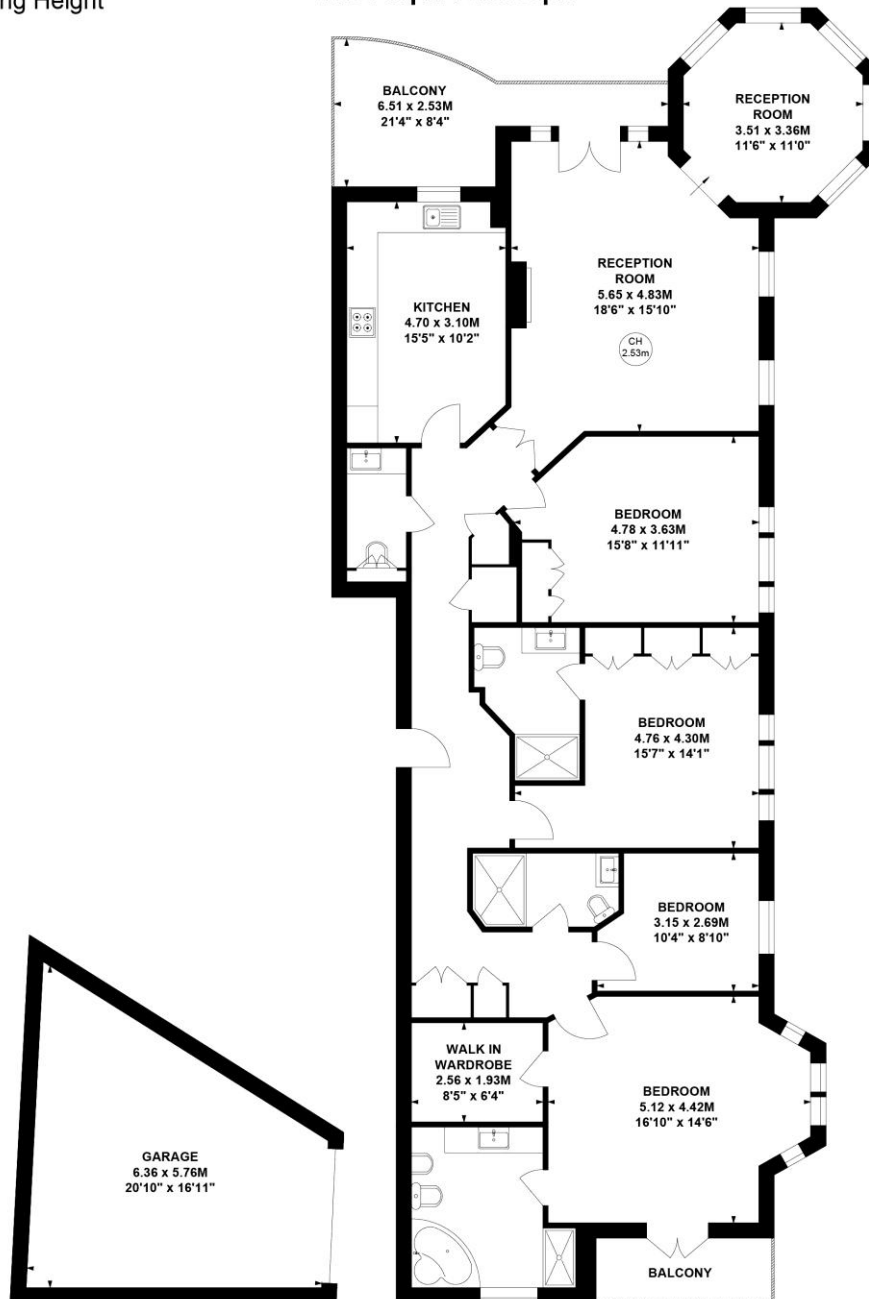
(Including Garage)

Garage

26.94 sq m / 290 sq ft

Key :

CH - Ceiling Height



Fourth 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

