



**JAMES
ANDERSON**



TO LET











Trinity Church Road, London, SW13

£2,000 Per Month

Per Month

A modern purpose-built apartment located in the highly desirable Barnes Waterside development. This spacious property (approx. 560 square feet) is available to rent and offers a bright dual-aspect living room, a double bedroom with fitted wardrobes, a large bathroom with a separate shower, and a well-equipped kitchen/breakfast room. Additional benefits include ample storage, double-glazed windows, gas heating, and an allocated parking space.

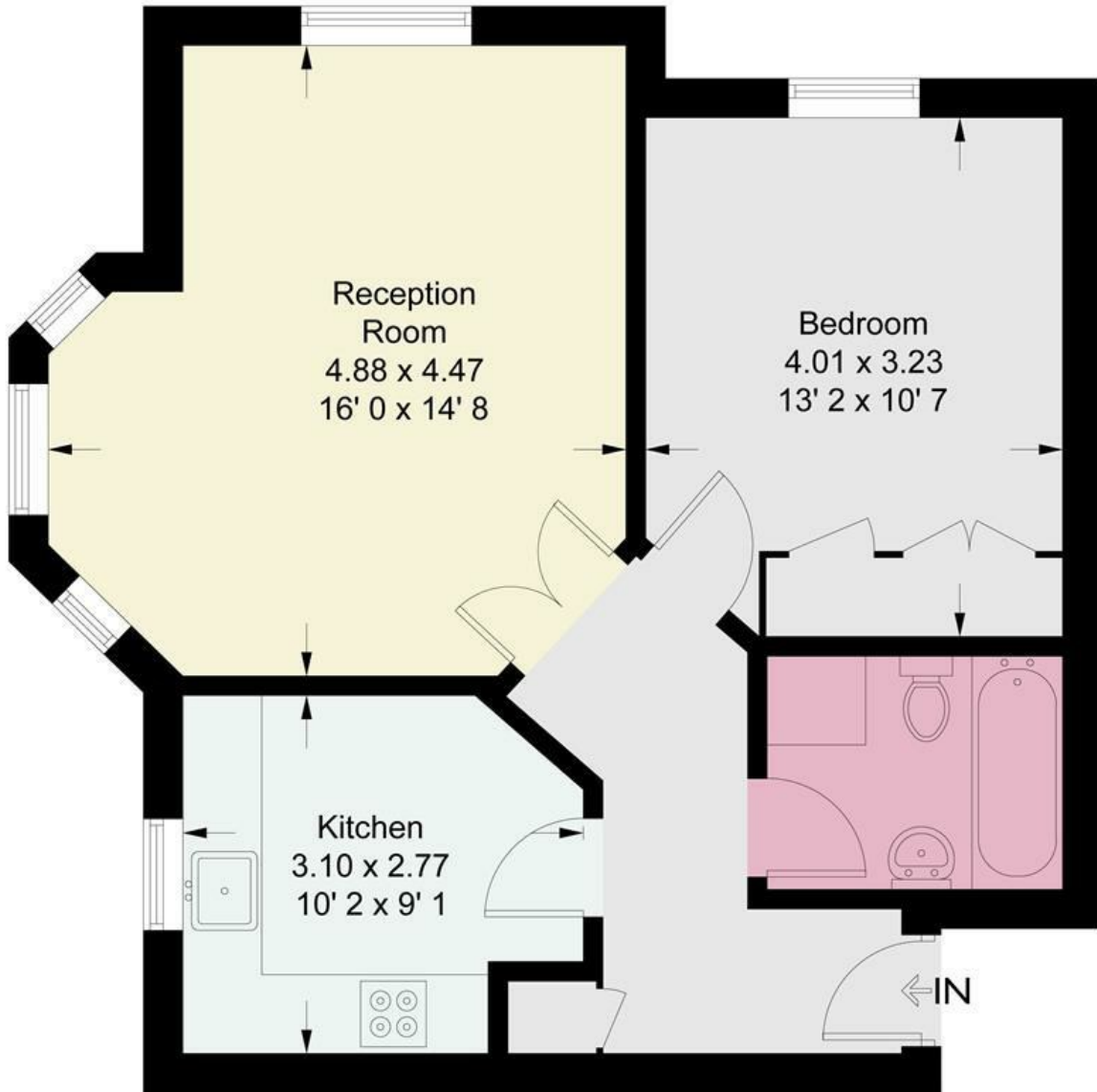
The development is ideally situated for the amenities of Barnes and Hammersmith, with local shops, pubs, and scenic riverside walks nearby. Hammersmith's underground and overground transport links are just a short walk over the bridge, making it a convenient location for commuters. The area is also well-served by excellent schools, including St Paul's School, The Harrodian School, The Swedish School, Ibstock Place School, St Osmund's (RC), and Barnes Primary School

-  One Bedroom
-  Bathroom With Separate Shower
-  Spacious Living/Dining Room
-  Kitchen/Breakfast Room
-  EPC Rating C / Council Tax E / £2,307.69 Deposit
-  Hammersmith Station
-  Excellent Local Schools
-  No Onward Chain
-  Allocated Parking Space
-  12 Month Minimum Term / £461.53 Holding Deposit



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

0208 878 8688



First Floor

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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	78	79

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

