



**JAMES
ANDERSON**













FOR SALE

£485,000

Trinity Church Road, London, SW13

Asking Price

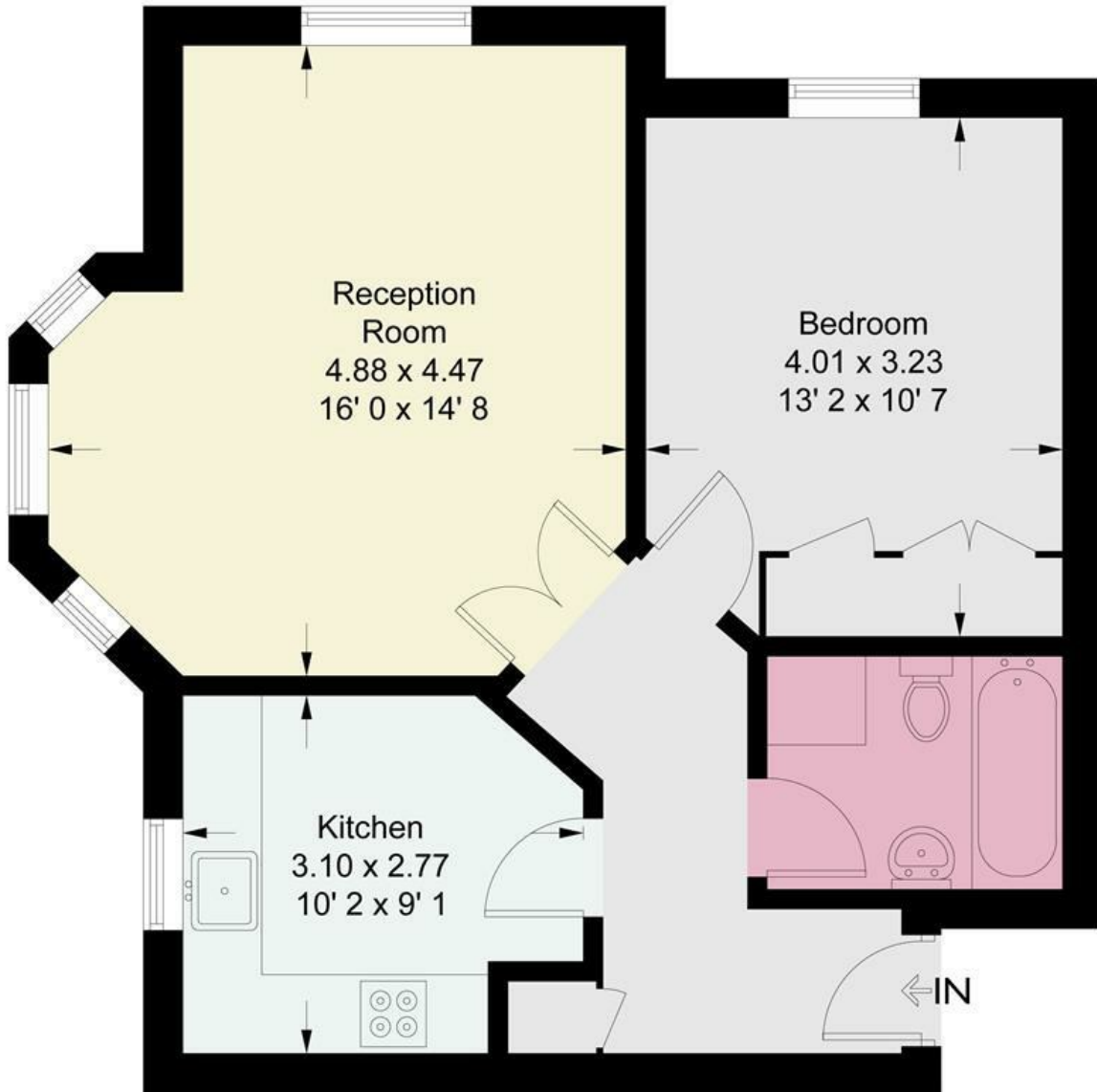
A modern purpose-built apartment neatly situated in the highly desirable Barnes Waterside development. This spacious property (approx 560 square feet) is available for sale with no onward chain and has accommodation arranged to provide a spacious dual aspect living room, a double bedroom with fitted wardrobes, a large bathroom with a separate shower and a kitchen/breakfast room. There is ample storage, double glazed windows and gas heating. The property also benefits from an allocated parking space. The development is conveniently placed for the amenities of Barnes and Hammersmith, with local shops and pubs nearby, along with easily accessible walks along the river. For the commuter Hammersmith's underground and overground network is also a short walk over the bridge. The schools in the area include The St Paul's School, The Harroddian School, The Swedish School, Ibstock Place School, St Osmunds' (RC) and Barnes Primary School to name a few.

-  One Bedroom
-  Bathroom With Separate Shower
-  Spacious Living/Dining Room
-  Kitchen/Breakfast Room
-  EPC Rating C / Council Tax E / Leasehold
-  Hammersmith Station
-  Excelent Local Schools
-  No Onward Chain
-  Allocated Parking Space
-  Modern Purpose-Built First Floor Apartment



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

020 8876 0100



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
<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	79

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		

