JAMES ANDERSON











# TO LET

# £5,250 Per Calendar

Trinity Church Road, Barnes, SW13

Per Calendar Month

An exceptional end-of-terrace townhouse located in the sought-after Barnes Waterside development. This spacious and stylish four-bedroom home is thoughtfully arranged over three floors and offers the perfect blend of comfort, space, and contemporary living.

The property comprises a generous principal bedroom with en-suite, three further well-proportioned bedrooms, a modern family bathroom, and an additional shower room/guest WC. The large reception room provides an elegant space for entertaining or relaxing, while the expansive kitchen with dining area flows seamlessly into a bright conservatory, ideal for family living.

Additional features include a separate utility area, a sizeable private garden, off-street parking for two cars, and an integrated garage. With wood flooring and neutral décor throughout, the home offers a fresh and welcoming ambiance.

Perfectly positioned for access to outstanding local schools and excellent transport links, this beautiful home presents an exceptional opportunity for families or professionals seeking a peaceful yet well-connected lifestyle in one of London's most desirable residential enclaves.

- Four Bedrooms
- Three Bathrooms
- Large Reception Room
- Open Plan Kitchen / Diner
- EPC C / Council Tax G
- Hammersmith Station
- Outstanding Local Schools
- Garage and Off Street Parking
- Large Private Garden
- £7,269.23 Deposit / Holding Deposit £1211.53

# Trinity Church Road

Approximate Gross Internal Area = 1653 sq ft / 153.6 sq m
(Excluding Void / Including Garage)

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**Ground Floor**
**606 sq ft / 56.3 sq m**
**(Including Garage)**

**First Floor**
**524 sq ft / 48.7 sq m**
**(Excluding Void)**

**Second Floor**
**523 sq ft / 48.6 sq m**
**(Excluding Void)**

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.

