



**45 TRINITY CHURCH ROAD  
LONDON, SW13 8EN**

**£5,250 PCM**

An extremely well presented end of terrace house in the popular Barnes Waterside development. This super 4 bedroom property is arranged over three floors with master bedroom with en-suite and three further bedrooms; family bathroom; Shower room/guest wc; large reception room; utility area; generous kitchen with dining area and conservatory; large garden, off street parking for 2 cars and garage. Wood floors and neutral décor throughout.

## Trinity Church Road, London, SW13

Approximate Gross Internal Area = 167.7 sq m / 1805 sq ft



All measurements are in accordance to the RICS Code Of Measuring Practice.  
Measurements are approximate & only for illustrative purposes.  
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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		78	67
EU Directive 2002/91/EC			

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RESIDENTIAL

Barnes Lettings  
Essex Lodge  
1A Barnes High Street  
Barnes  
London  
SW13 9LB

0208 876 4466  
property@laurentresidential.co.uk  
www.laurentresidential.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.