



Trinity Church Road London SW13

£3,495 Per Month - Available Now

**HAMPTONS**  
INTERNATIONAL

*Beyond your expectations*

*A very large and bright three/four bedroom Penthouse flat with a south facing balcony, off street parking and breathtaking views of the wetlands in Barnes.*

3/4 Bedrooms | 3 Bathrooms | 2 Reception rooms | Eat-in kitchen | Excellent storage | Lift | Balcony | Off Street Parking | Fantastic views | Great location.

### Description

A rare opportunity to live in this fantastic penthouse which is flooded with natural light and offers splendid views across the Wetlands. The accommodation comprises of three bedrooms, each with its own en suite bathroom. The master bedroom further benefits from a walk-in wardrobe as well as a large seating area, currently being used as a gym and there is a separate dining room which is currently being used as an additional bedroom. The main reception room has a feature fireplace, a good size dining area and direct access to the south-west facing balcony. The eat in kitchen is fully-fitted offering plenty of preparation and cupboard space, the hallway has a guest WC and great built-in storage. The apartment comes with off-street parking!

### Situation

Clayton House is located in the much sought after Barnes Waterside development, within walking distance of the River Thames. Many pubs, restaurants, coffee shops and independent boutiques can be found in Barnes. There are many excellent schools within close proximity including Lowther School, Colet Court, St Paul's, The Harrodian and The Swedish School. Barnes has National Rail links to Clapham Junction and Waterloo, while Hammersmith Broadway is a short distance away offering London Underground services.

### Furnishing

Furnished



### Hamptons Barnes Lettings

67 High Street

Barnes SW13 9LD

Tel: 020 8618 2012 - [Barneslettings@hamptons-int.com](mailto:Barneslettings@hamptons-int.com)

[www.hamptons.co.uk](http://www.hamptons.co.uk)



## Floorplan

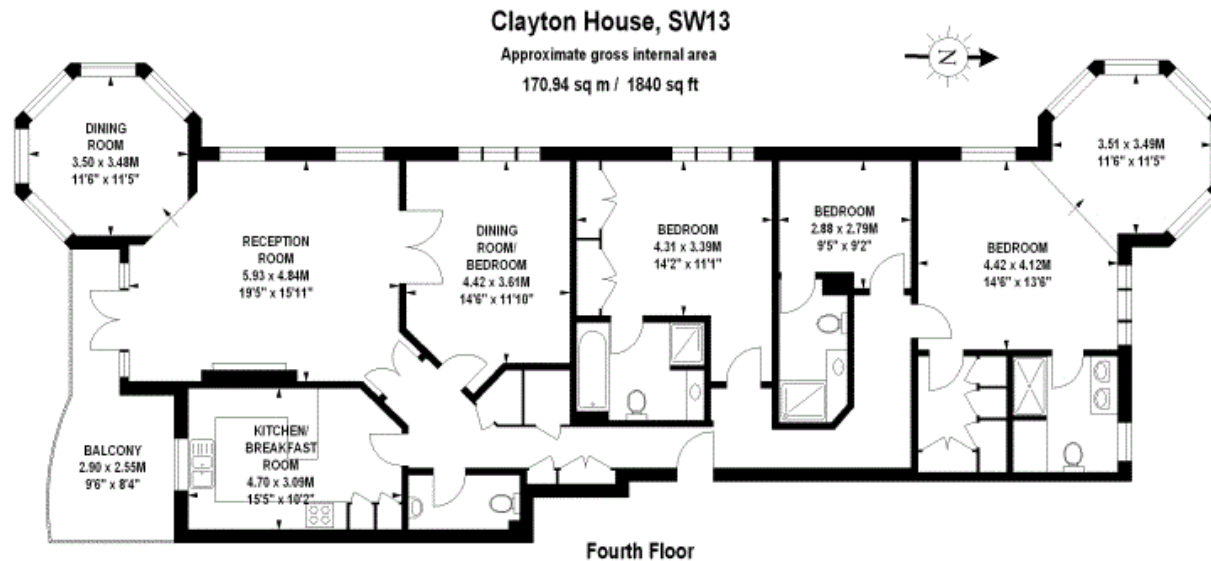
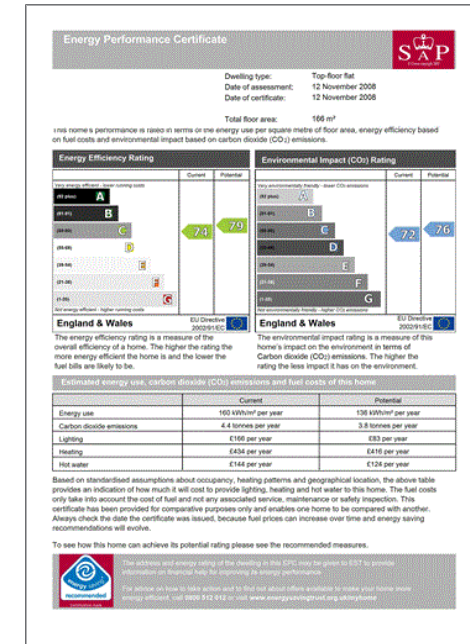


Illustration For Identification Purposes Only. Not To Scale  
\*Floorplan Drawn According To RICS Guidelines  
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## Energy Performance Certificate (EPC)



**For clarification,** we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the vendor unless specifically itemised with these particulars.

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