



# Doyle House, Trinity Church Road, Barnes, London SW13

Asking Price: £1,795,000

Benham  
& Reeves

# Doyle House, Trinity Church Road, Barnes, London SW13

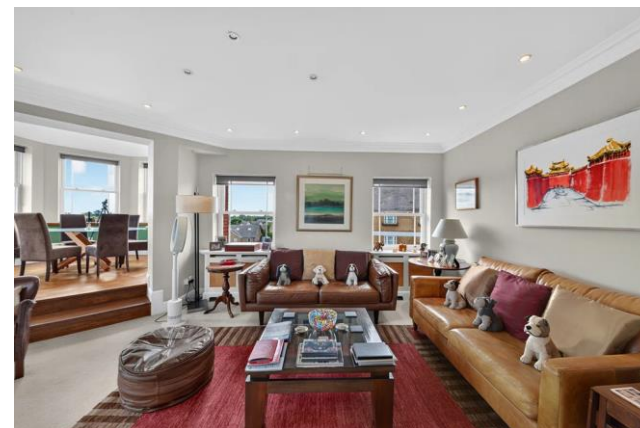
 4 Bedroom (s)  3 Bathroom (s)  Share of Freehold

This expansive four-bedroom penthouse apartment delivers 2,139 square feet of sophisticated, light-filled living space. Perfectly blending architectural flair with flexible modern accommodation, this rare property is an idyllic sanctuary for families and professionals alike.

Stepping through the private entrance hall complete with dedicated storage and a practical guest cloakroom, you are welcomed through double doors into a spectacular, dual-aspect reception room. Immersed in natural light, this expansive entertaining space seamlessly transitions into a striking octagonal dining area with solid oak flooring. Featuring windows on five sides, it offers a dramatic backdrop for hosting dinner parties. From the reception room, French doors open directly onto a sun-drenched, south-west-facing balcony. Adjacent to the living areas is a contemporary, fully fitted kitchen, thoughtfully designed with integrated appliances and ample space for casual dining.

The generous layout features four versatile bedrooms and three bathrooms, tailored for effortless family living: The Principal Suite boasts a distinctive bay front, an independent private balcony accessed via French doors, a dedicated dressing room, and a pristine en-suite bathroom fitted with a bath and separate walk-in shower. The large double second bedroom includes floor-to-ceiling fitted wardrobes and its own private en-suite shower room. There are two additional well-proportioned bedrooms offering excellent flexibility to be utilised as premium home offices, creative studios, or traditional bedrooms, serviced by a modern family bathroom off the main hallway.

Doyle House is part of the exclusive Barnes Waterside development, located close to Hammersmith Bridge, making it an ideal location for those who commute into Central London. Nearby, there is a good range of local shops and restaurants, along with riverside towpath walks and pubs. Barnes Village offers a range of shops, restaurants, bars and the famous Olympic Studios Cinema, as well as Barnes duck pond, green and common. Top-class schools in the area include St Paul's School, St Paul's Juniors, The Harrodian, Lowther Primary School and the Swedish School.





## Property Features:

- Penthouse Apartment
- Four Bedrooms
- Three Bathrooms
- Spacious Reception Room with Dining Area
- Kitchen/Breakfast Room
- Guest WC
- "Outstanding" Schools including St. Paul's and Harrodian
- Fabulous Views from Balcony and Terrace
- Allocated, Off-Street Parking, a Private Garage and Visitors' Parking
- Near Local Bus Services and Hammersmith Underground Station

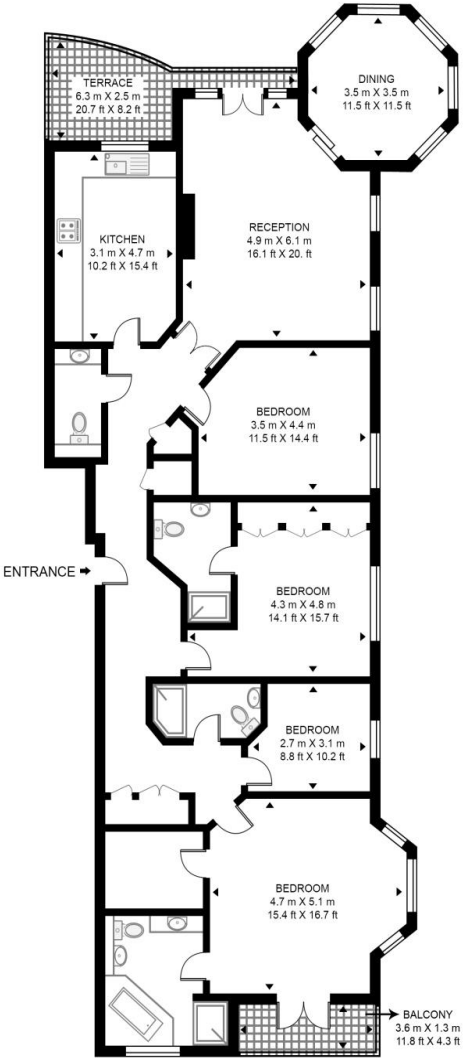


# Doyle House, Trinity Church Road, Barnes, London SW13



## DOYLE HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA 2139 SQ.FT (198.7 SQ.M)



FOURTH FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.

## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£1,795,000
Tenure:	Share of Freehold Lease Expires 24/06/2994 Approximately 967 Years Remaining
Ground Rent:	Nil
Service Charge:	£8,867.40 (per annum) For the year 2026
Anticipated Rent:	£6,000.00 pcm Approx. 4.0% Yield

## Viewings:

All viewings are by appointment only through our Hammersmith Office.

Our reference: NIN260151

T: 020 8600 0960

E: [hammersmith@benhams.com](mailto:hammersmith@benhams.com)

W: [www.benhams.com](http://www.benhams.com)

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead  
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms  
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan  
Singapore | South Africa | Turkey

