



TRINITY ROAD, SW18
£450,000

Carter Jonas

TRINITY ROAD, SW18

A stylish one-bedroom ground floor flat situated in Wandsworth Common's prime residential "Toast Rack", moments from the green spaces of the Common and the cafés, restaurants and independent shops of Bellevue Road. The property is within close striking distance of transport links, Northcote Road and Earlsfield.

Located within a substantial Victorian property, with an ornate porch to the front and a communal garden to the rear, the flat features high ceilings and is decorated to a high standard throughout. To the front of the property, the spacious sitting room has double sash windows and solid wood flooring. The contemporary kitchen and bathroom have recently been refurbished to a high standard. The well-proportioned double bedroom also benefits from the high ceilings, solid wood flooring and built-in wardrobes. The cellar, which provides excellent storage space, also serves as a utility room. Accessed via stairs within the flat, the cellar has been fitted with a sump pump. A well-maintained communal garden, with a large lawned area can be found to the rear of the building and is accessed via the main hallway of the property.

The flat is located on the corner of Trinity Road and Routh Road, part of a highly sought-after grid of houses, known locally as "The Toast Rack". At the end of Routh Road, a footpath leads directly onto Wandsworth Common, connecting to a series of footpaths/cycle paths, leading to Wandsworth Common Railway Station (overland to Victoria via Clapham Junction), Bellevue Road and across to Northcote Road/Clapham Junction.

AMENITIES

- One Bedroom Ground Floor Flat
- Well-Presented
- Kitchen
- Sitting Room
- Bathroom
- Communal Gardens
- Victorian Property
- Large Cellar for Storage/Utility Room
- Located on doorstep of Wandsworth Common
- Leasehold: 113 Years Remaining
- Wandsworth Council Tax Band: C

TENURE Leasehold

LOCAL AUTHORITY London Borough Of Wandsworth

EPC BAND D

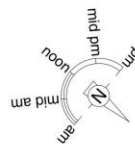
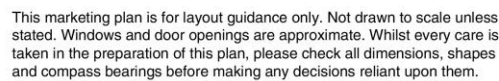
A STYLISH ONE-BEDROOM GROUND FLOOR FLAT SITUATED IN WANDSWORTH COMMON'S PRIME RESIDENTIAL "TOASTRACK".



Classification L2 - Business Data



Approximate Floor Area = 75.9 sq m / 816 sq ft
Including Cellar / Limited Use Area (29.5 sq m / 317 sq ft)



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Energy Efficiency Rating

Current	Potential
61	77

England, Scotland & Wales

EU Directive 2002/91/EC

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