



TRINITY ROAD, LONDON, SW17

Carter Jonas

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A stylish one double-bedroom flat, located in a grand Victorian property, close to Wandsworth Common and Tooting Bec, and subject of a major modernising renovation. High ceilings and large windows define its layout, with sleek cabinetry and a soft palette offering a clean interior finish.

Set back from the road, the apartment is located on the raised ground floor of a substantial Victorian property, and accessed via an elegant entrance porch, complete with stain glass window. The entire property was sensitively renovated in 2018.

The light-filled open plan kitchen/living space benefits from high ceilings and a large bay window. The contemporary kitchen neatly houses appliances, including a Miele cooker, with herringbone tiled splashback, and has plenty of storage and space for cooking.

Trinity Road is conveniently located for the Northern Line at Tooting Bec (0.4 mile) and Balham (0.7 mile), with the Overground to Victoria via Clapham Junction at Balham (0.7 mile) and Wandsworth Common (0.5 mile). The green open spaces of Wandsworth Common, and the shops, restaurants, cafes and amenities of Bellevue Road, Balham and Tooting High Streets are close by.

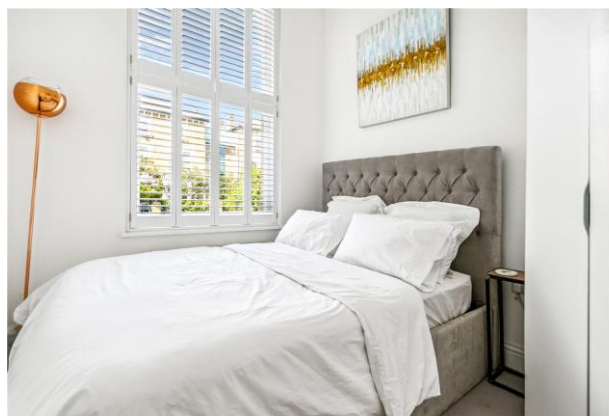
AMENITIES

- One bedroom flat
- Open plan living
- Entire property renovated in 2018
- Raised ground floor
- Set back from the road
- On street parking
- Close to Tooting Bec (Northern Line)
- Close to Bellevue Road
- Close to Wandsworth Common
- Leasehold: 118 years and 6 months
- Service Charge: £1,000
- Ground Rent: £300/annum for first 25 years. For the next 25 years of the term, £600/annum.

TENURE Leasehold

LOCAL AUTHORITY

EPC BAND C



Classification E2 - Business Data



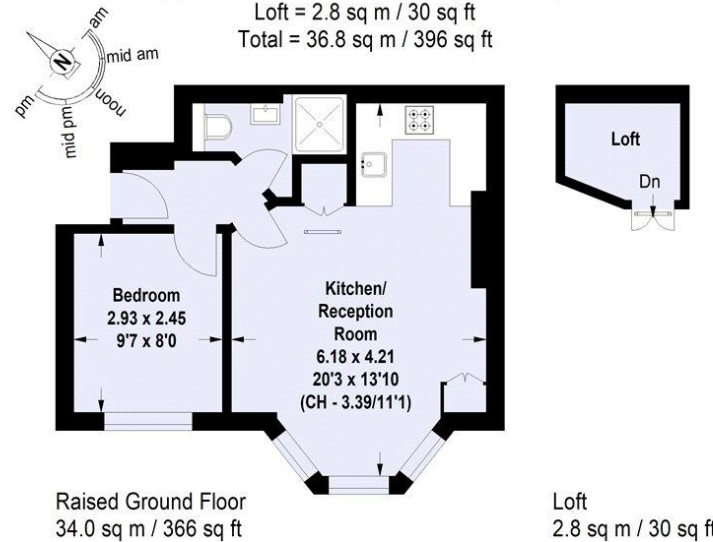
Classification L2 - Business Data

St Martins Court, Trinity Road, SW17

Approximate Floor Area = 34.0 sq m / 366 sq ft

Loft = 2.8 sq m / 30 sq ft

Total = 36.8 sq m / 396 sq ft



This marketing plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	74	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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