



TRINITY ROAD, LONDON, SW17

Carter Jonas

TRINITY ROAD, LONDON, SW17

A stylish, recently refurbished two-bedroom duplex apartment, with dedicated off-street parking, and stunning views of the City skyline, located on the top two floors of a grand Victorian property, close to Wandsworth Common and Tooting Bec, and subject of a major modernising renovation.

Set back from the road, the apartment is located on the top 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 to a very high standard. The light-filled open plan kitchen/living space benefits from stunning views over the gardens of Bellevue Village, towards the Shard and the City Skyline. The sleek contemporary kitchen has integrated appliances, including a Miele cooker, and plenty of storage and space for cooking, dining and relaxing. The L-shaped principal bedroom can be found on the top floor, and benefits from plenty of storage space, ideal as a dressing area, with ample space for a cot. The ensuite bathroom has a contemporary spa-like feel. The second double bedroom can be found alongside the kitchen/diner/living room and is currently configured as a sitting room. A stylish shower room is located alongside.

Trinity Road is conveniently located for Tooting Bec Underground, Northern Line (0.4 mile) and Balham Underground, Northern Line and Balham Overground (0.7 mile) and Wandsworth Common Station with Overground trains into Clapham Junction and Victoria (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.

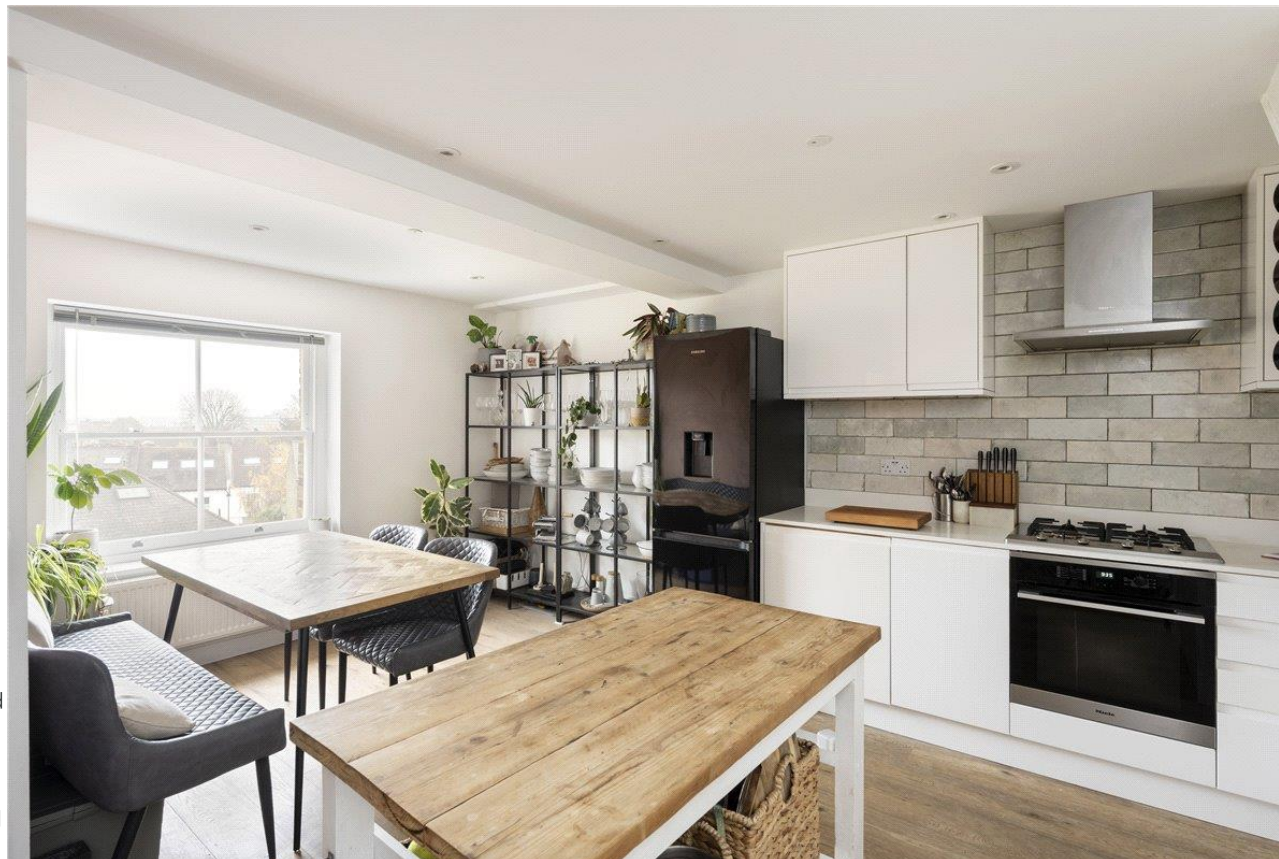
AMENITIES

- Two double bedrooms
- Open plan kitchen/living room
- Beautifully presented
- Wooden flooring
- Dedicated car parking space
- Close to Wandsworth Common & Tooting Bec
- Leasehold
- Ground rent: Based on maintenance annual estimate which is later balanced on actual costs (circa £2,400 in 2024).
- Service charge: £300pa for the first 25yrs, rising to £600pa for the next 25yrs.

TENURE Leasehold

LOCAL AUTHORITY London Borough of Wandsworth

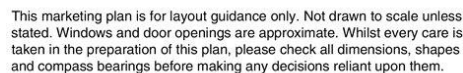
EPC BAND C







Approximate Gross Internal Area = 63.1 sq m / 679 sq ft
(Excluding Areas With Reduced Headroom)
Reduced Headroom = 11.9 sq m / 128 sq ft
Total = 75 sq m / 807 sq ft



These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.

