



TRINITY ROAD, LONDON, SW17

Carter Jonas

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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

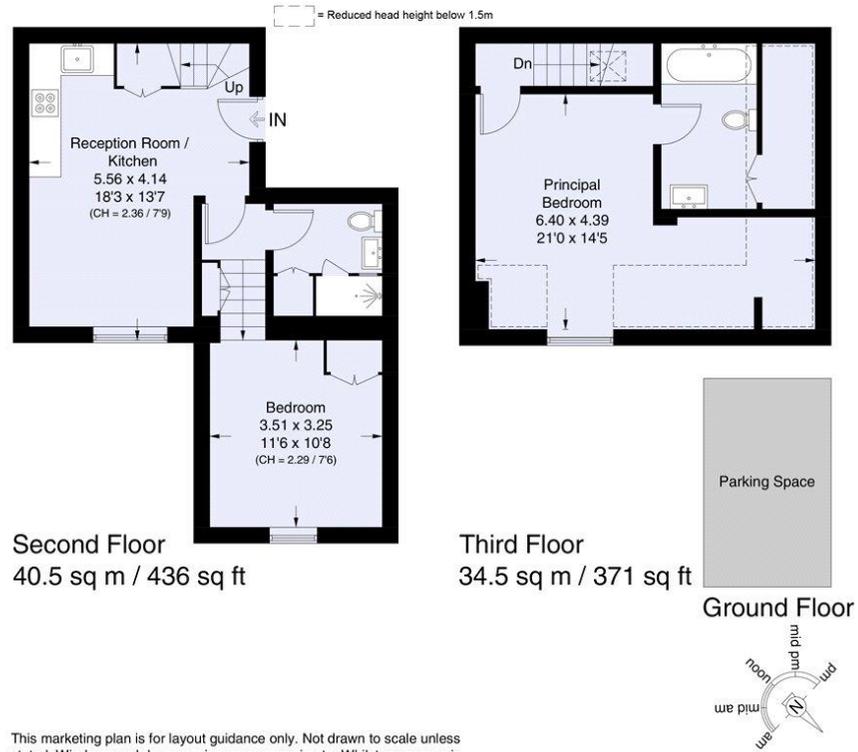






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Approximate Gross Internal Area = 63.1 sq m / 679 sq ft
 (Excluding Areas With Reduced Headroom)
 Reduced Headroom = 11.9 sq m / 128 sq ft
 Total = 75 sq m / 807 sq ft



This marketing plan is for layout guidance only. Not drawn to scale unless stated. Windows and 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	79	80
(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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