



**TRINITY ROAD, LONDON, SW17**  
£4,400 per month\*

**Carter Jonas**

# TRINITY ROAD, LONDON, SW17

Excellent large four double bedroom house with lots of light and entertaining space and close to Bellevue Road, Wandsworth Common, Balham and many schools including Finton House and Marmalade Bear nursery.

- 4 bedrooms
- 2 bathrooms
- Kitchen/family room
- Reception room
- South West facing garden
- Wide hallway
- Bellevue Road

Transport: Balham tube (Northern Line) and overland, Wandsworth Common (12 minutes to Victoria)

Schools: Finton House, St Anselms, Fircroft, Rutherford, Ravenstone, Hornsby House, Marmalade Bear

This is a well-proportioned house close Bellevue Road and the common and a short walk to Balham and or Tooting.

Council Tax Band: F  
 Minimum Tenancy Length: 12 Months  
 Holding Deposit (1 weeks' rent): £1015.38  
 Security Deposit (6 week's rent): £6,092.31

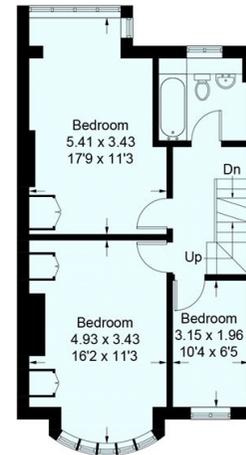
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		83
(81-91)	B		
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Trinity Road, SW17

Approximate Gross Internal Area  
 163.6 sq m / 1761 sq ft (Including Eaves)  
 Approximate Gross Internal Area  
 153.6 sq m / 1653 sq ft (Excluding Eaves)



**Ground Floor**  
 707 sq ft / 65.7 sq m



**First Floor**  
 560 sq ft / 52 sq m



**Second Floor**  
 386 sq ft / 35.9 sq m  
 (Excluding Eaves)



This 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. (ID321049)

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Classification L2 - Business Data

### IMPORTANT INFORMATION

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