



TRINITY ROAD, LONDON, SW17
£385,000

Carter Jonas

TRINITY ROAD, LONDON, SW17

A beautiful, light-filled one-bedroom period apartment, with a superb communal garden, on the first floor of an elegant Victorian building of Italianate design, and a short walk to the Northern Line at Tooting Bec, Balham and Wandsworth Commons.

Offering just over 430 sq ft of floor area, the flat benefits from fantastic proportions, with high ceilings, period features, wooden floors and large sash windows with leafy aspect views over the lovely communal garden to the rear of the property. The spacious open-plan kitchen/reception room is bright and ideal for relaxing, dining, and entertaining.

The kitchen area has ample preparation areas, built-in dishwasher and washing machine, and good storage. The generous double bedroom is bright and peaceful, with views over the garden. An elegant bathroom completes the layout. The large communal garden is accessed via the side passage and provides a peaceful and quiet spot to take in the afternoon and evening sun.

Set back from the road, the building's façade is impressive, with the second-floor windows richly embellished with egg and dart mouldings and decorative swags with a central figurehead. The apartment would make an excellent first-time purchase or pied-à-terre.

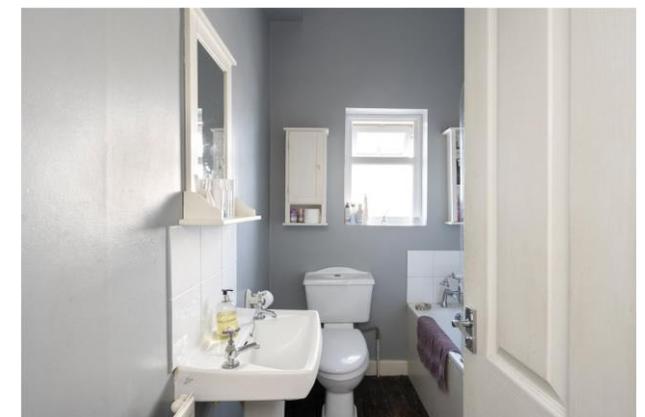
AMENITIES

- 1 Bedroom
- 1 Reception Room
- First Floor
- Large Communal Garden
- 0.2 miles from Tooting Bec (Northern Line)
- 0.7 miles from Balham (Northern Line)
- Close to Wandsworth Common
- Lease: 189 years from Jan 2010
- Service Charge: £139.61 pm (reviewed annually)
- Ground Rent: Peppercorn

TENURE Leasehold

LOCAL AUTHORITY London Borough of Wandsworth

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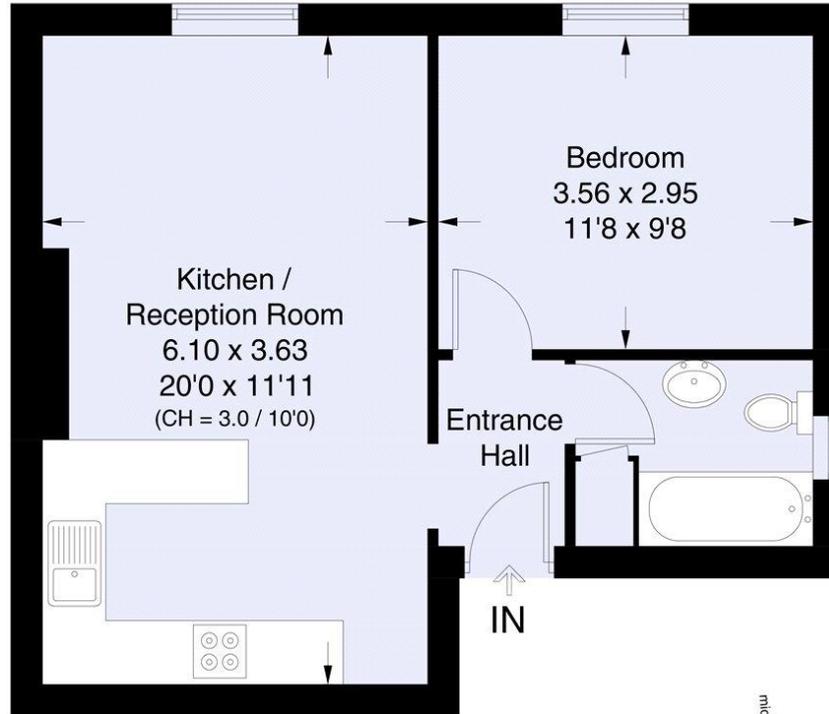


N.B We have employed CGI on images of the kitchen/diner/living room in order to enhance presentation. Furnishings and décor are not accurate to the property.



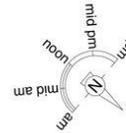
Trinity Road, SW17

Approximate Gross Internal Area = 40.3 sq m / 434 sq ft
 Reduced Headroom = 0.4 sq m / 4 sq ft



First Floor

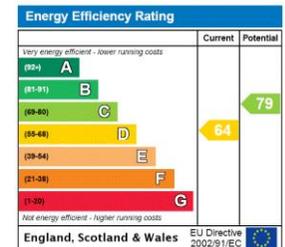
This marketing plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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