



TRINITY ROAD, LONDON, SW17

Carter Jonas

TRINITY ROAD, SW17

At 691 sq. ft., this is a spacious two bedroom, first floor, period conversion flat. The property is conveniently located for both Wandsworth Common and Tooting Bec. It features a large reception room with three westerly facing sash windows which flood this room with an abundance of natural light. Adjacent to the large reception room, a separate kitchen is fitted with a range of wall and base units. The two double bedrooms are characterised by high ceilings and serviced by the bathroom.

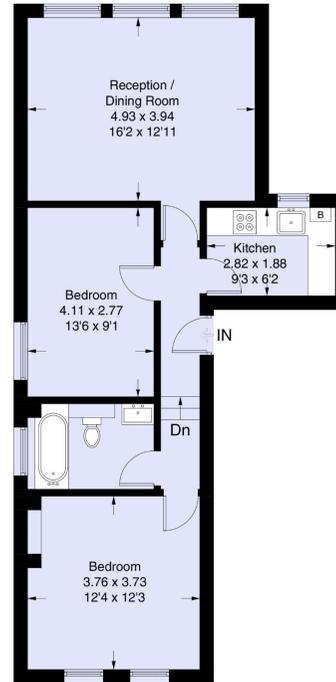
The flat is located in a substantial Victorian house on the corner of Dalebury and Trinity Road. Its conveniently located for both Wandsworth Common Station (0.5 miles) with its over ground trains into Clapham Junction and Victoria and Tooting Bec on the Northern Line (0.3 miles). The green open spaces of Wandsworth Common with its cafes and restaurants overlooking the common are within easy reach.

- Two bedrooms
- Reception room
- Kitchen
- Bathroom
- First floor
- Period conversion
- Long lease
- Close to Wandsworth Common 0.5 miles
- Close to Tooting Bec 0.3 miles
- EPC rating D

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (90+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 61 | 75 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

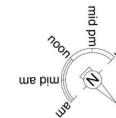
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Approximate Floor Area = 64.2 sq m / 691 sq ft
Including Limited Use Area (0.7 sq m / 7 sq ft)



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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