



ST NICHOLAS MANSIONS, 6-8 TRINITY CRESCENT, SW17

Carter Jonas

ST NICHOLAS MANSIONS, 6-8 TRINITY CRESCENT, SW17

At 1,110 sq ft, this lateral, apartment flows well between the living/entertaining space and the three double bedrooms.

The grand proportions of the sitting room combine high ceilings, an elegant stone fireplace and wooden floors with large sash windows and a beautiful bay window seat, overlooking the well-maintained, mature, south-facing communal gardens. The adjoining kitchen/dining room has a sleek, contemporary kitchen which blends well with the period features of the space. Large sash windows look out from the kitchen/dining room to the front of the property with views of the elegant, early Victorian townhouses of Trinity Crescent.

The apartment is located on the first floor of a well-maintained mansion block, which is a fine example of late Victorian/early Edwardian architecture. The communal spaces are immaculately presented. The sizeable communal gardens are mainly lawned, with well-kept flower beds, a large tree house and discrete seating areas that allow the gardens to be enjoyed by all. The garden can be accessed at lower ground level, through a door at the rear of the property. There is a W.C. at this level.

Trinity Crescent is a much sought-after and quiet one-way residential road that runs off Trinity Road down to Balham High Road. Both Wandsworth and Tooting Bec Common are close by. Tooting Bec Underground (Northern Line) 0.3 miles and Balham Train and Underground station 0.6 miles.

AMENITIES

- Three Large Bedrooms
- Two Bathrooms (One Ensuite)
- Lateral Space
- Open Plan Kitchen/Dining/Living Room
- Period Features
- Stunning South-Facing Communal Gardens
- Well-Maintained Building
- Close to Northern Line (Tooting Bec)
- Close to Wandsworth Common and Tooting Bec Common
- EPC Rating: C

TENURE Share of Freehold

LOCAL AUTHORITY Wandsworth

EPC BAND C

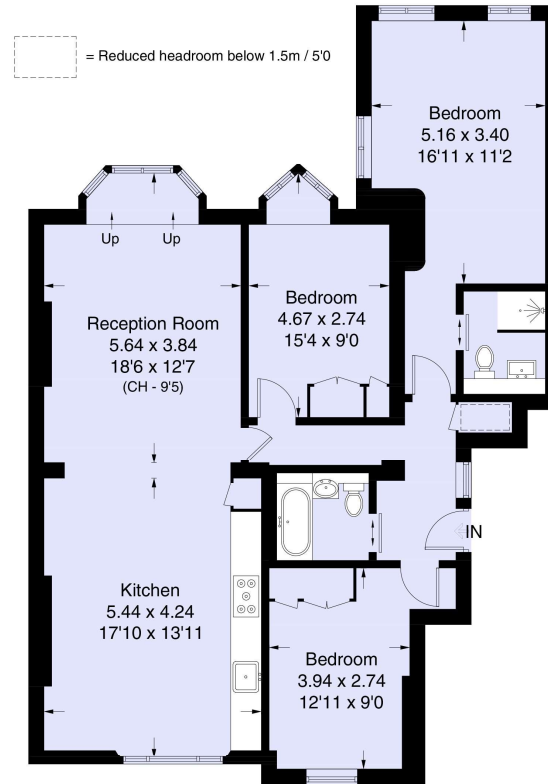
A STYLISH 1,110 SQ FT THREE BEDROOM, FIRST FLOOR, LATERAL APARTMENT WITH GRAND PROPORTIONS AND STUNNING SOUTH FACING COMMUNAL GARDENS IN A BEAUTIFULLY MAINTAINED VICTORIAN PROPERTY. 0.3 MILES FROM NORTHER LINE AT TOOTING BEC.





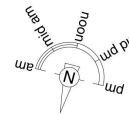
St Nicholas Mansion, SW17

Approximate Gross Internal Area = 103.1 sq m / 1110 sq ft
(Excluding Areas With Reduced Headroom)
Reduced Headroom = 0.6 sq m / 6 sq ft
Total = 103.7 sq m / 1116 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		71	79
EU Directive 2002/91/EC			

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