



TRINITY ROAD, LONDON, SW17
£750,000

Carter Jonas

TRINITY ROAD, LONDON, SW17

A simply stunning two double bedroom split level apartment with a fabulous double height atrium and private courtyard with real "wow" factor, moments from Wandsworth Common. Northern Line (0.6 miles) Wandsworth Common overland (0.4 miles).

At nearly 1,000 sq ft, this two-bedroom flat offers a stylish 33ft open plan kitchen living room which looks onto a private courtyard garden through double height wall to ceiling glass windows. The apartment has a modern gloss white kitchen and in the seating area, there is bespoke joinery and entertainment unit. The impressive staircase leads upstairs where there are two large double bedrooms. The rooms are serviced by an en-suite shower room and a full-sized bathroom.

The property is within 5 minutes (0.4 miles) of Wandsworth Common Overground Station with direct line into Victoria. The Northern Line at Tooting Bec is within 12 minutes (0.6 miles).

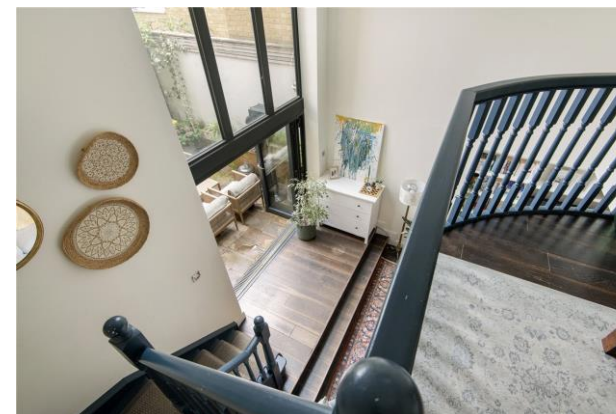
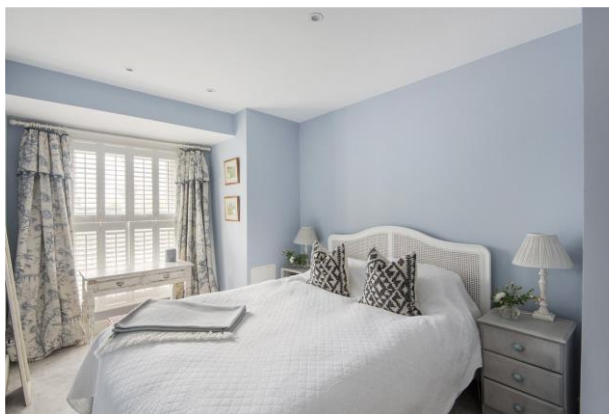
AMENITIES

- 33ft Open Plan Kitchen/Reception Room
- Two Double Bedrooms
- En-suite Shower Room
- Bathroom
- Double Height Atrium Entrance Hallway
- Private Courtyard Garden
- Moments from Wandsworth Common
- Close to Bellevue Village
- Wandsworth Council Tax Band: D
- Leasehold with 141 Years Remaining

TENURE Leasehold

LOCAL AUTHORITY London Borough Of Wandsworth

EPC BAND C

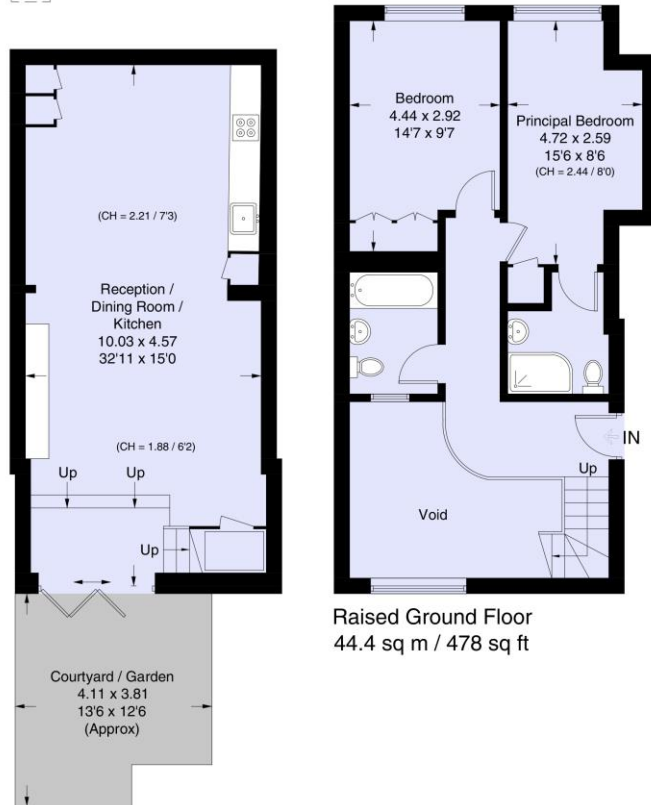




Trinity Road, SW17

Approximate Floor Area = 89.4 sq m / 962 sq ft
Including Limited Use Area (1.0 sq m / 11 sq ft) / Excluding Void

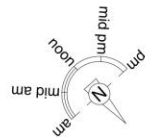
[] = Reduced head height below 1.5m



Raised Ground Floor
44.4 sq m / 478 sq ft

Lower Ground Floor
45.0 sq m / 484 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.



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IMPORTANT INFORMATION

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Wandsworth Sales 020 8767 7711

wandsworth@carterjonas.co.uk
19 Bellevue Road, London, SW17 7EG

carterjonas.co.uk
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Energy Efficiency Rating		Current	Potential
Current rating - lower running costs			
A			
B			
C			
D			
E			
F			
G			
Potential rating - lower running costs			
A			
B			
C			
D			
E			
F			
G			
Energy efficient - lower running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	