



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).

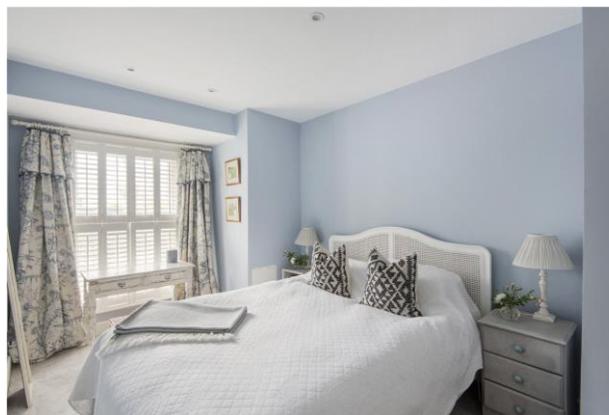
AMENITIES

- 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

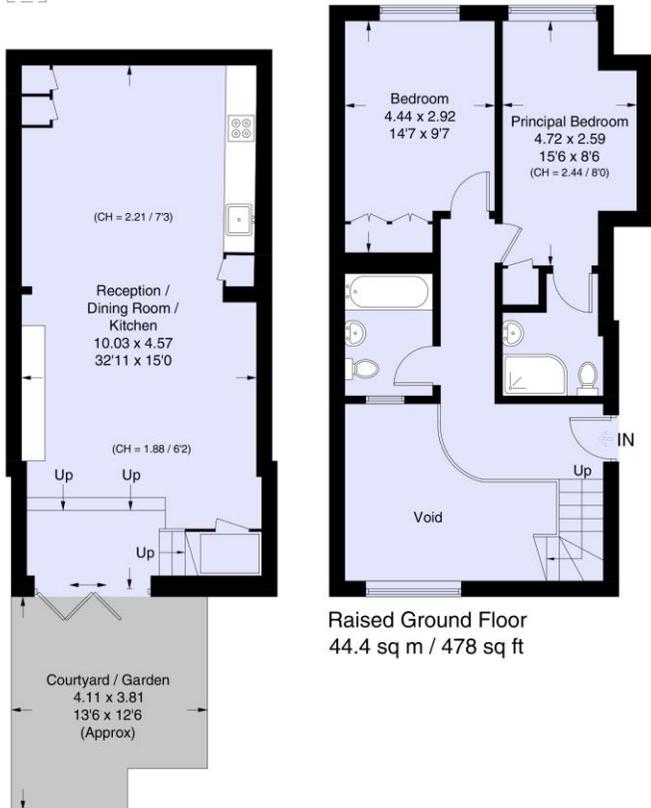




Trinity Road, SW17

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

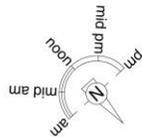
= Reduced head height below 1.5m



Lower Ground Floor
45.0 sq m / 484 sq ft

Raised Ground Floor
44.4 sq m / 478 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.



Carter Jonas

Wandsworth Sales 020 8767 7711

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

carterjonas.co.uk
Offices throughout the UK

Energy Efficiency Rating		Current	Potential
Best energy efficiency - lower running costs	A		
Good	B		
Decent	C		
Needs improvement	D		
Needs improvement - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Worst energy efficiency - higher running costs	G		
<small>EU Directive 2002/91/EC</small> <small>England, Scotland & Wales</small>		79	79

CLASSIFICATION L2 - BUSINESS DATA

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.