



**THE BONNER BUILDING, 224 TRINITY ROAD, SW17**  
**£650,000**

**Carter Jonas**



# THE BONNER BUILDING, 224 TRINITY ROAD, SW17

A large, lateral two-double bedroom, first floor flat with a private balcony, situated in Bellevue Village, close to the green open space of Wandsworth Common and opposite the Trinity Fields Cricket Grounds.

The flat is located to the quieter rear side of the Bonner Building, and is contained in the contemporary wing of this attractive development which also spans into the adjoining Victorian architecture.

The flat offers two well-proportioned double bedrooms. The principal bedroom has large built-in wardrobes and an en-suite bathroom, and the second double bedroom with an adjacent shower room. The bright and airy reception room is open plan with the kitchen area configured in an L- shape, with large windows leading onto the balcony, with views over the rooftops of Bellevue Village. There is secure, gated, allocated, off-street parking space for one car to the rear of the property.

N.B. The images were taken when furnished by a previous tenant in 2019.

Wandsworth Common overground station is within a few minutes' walk (0.3 miles) with its direct links into both Victoria and Clapham Junction. The Northern Line Underground is also within easy reach at both Balham and Tooting Bec.

## AMENITIES

- Two double bedrooms
- Open plan "L" shaped kitchen reception room
- En-suite bathroom
- Shower room
- Balcony
- First floor
- Off street parking
- Long lease (over 900 years)

**TENURE** Leasehold

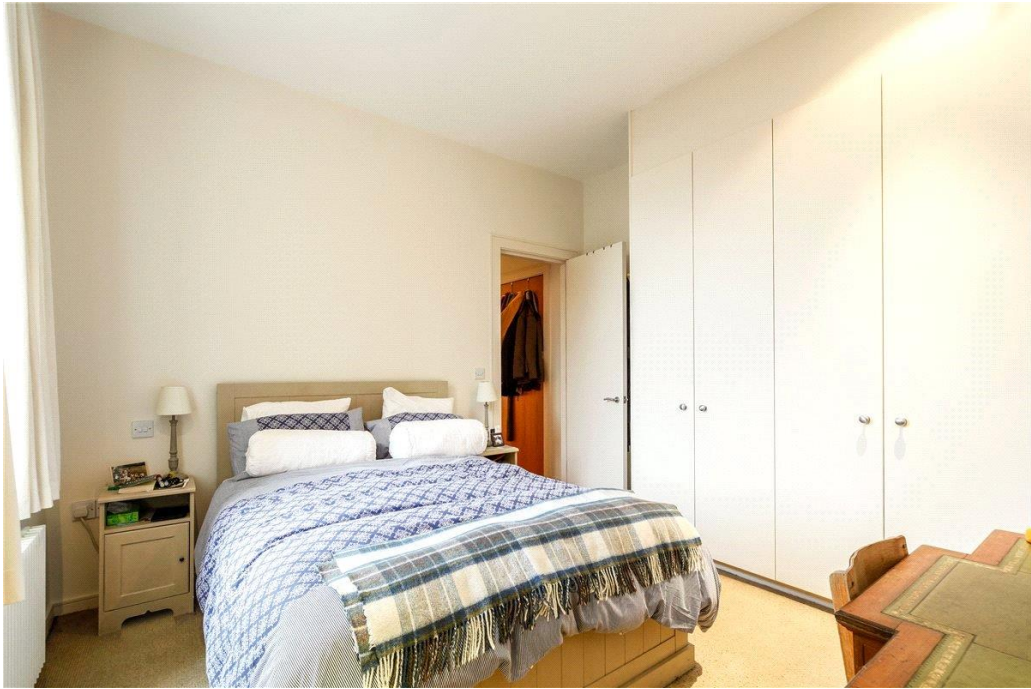
**LOCAL AUTHORITY** London Borough of Wandsworth

**EPC BAND** C



Classification L2 - Business Data

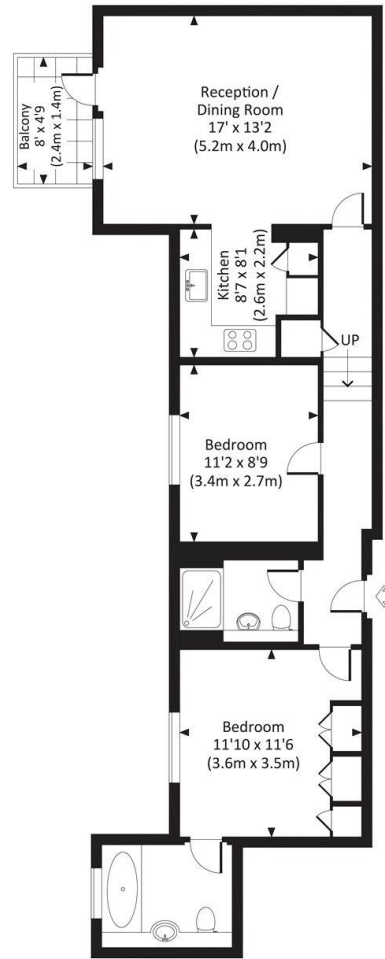






# TRINITY ROAD, SW17

Approx. gross internal area  
737 Sq.Ft. / 68.5 Sq.M.



FIRST FLOOR

djg All measurements have been made in accordance with RICS Code of Measuring Practice which are approximate only and only for illustrative purposes. For the avoidance of doubt, Dowling Jones Design shall not be liable for any reliance on these measurements. © 2018 www.dowlingjones.com 020 7610 9933

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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