



TRINITY ROAD, WANDSWORTH COMMON, SW17

Carter Jonas

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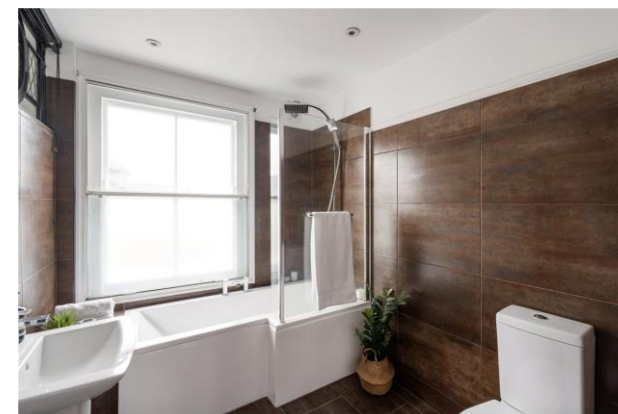
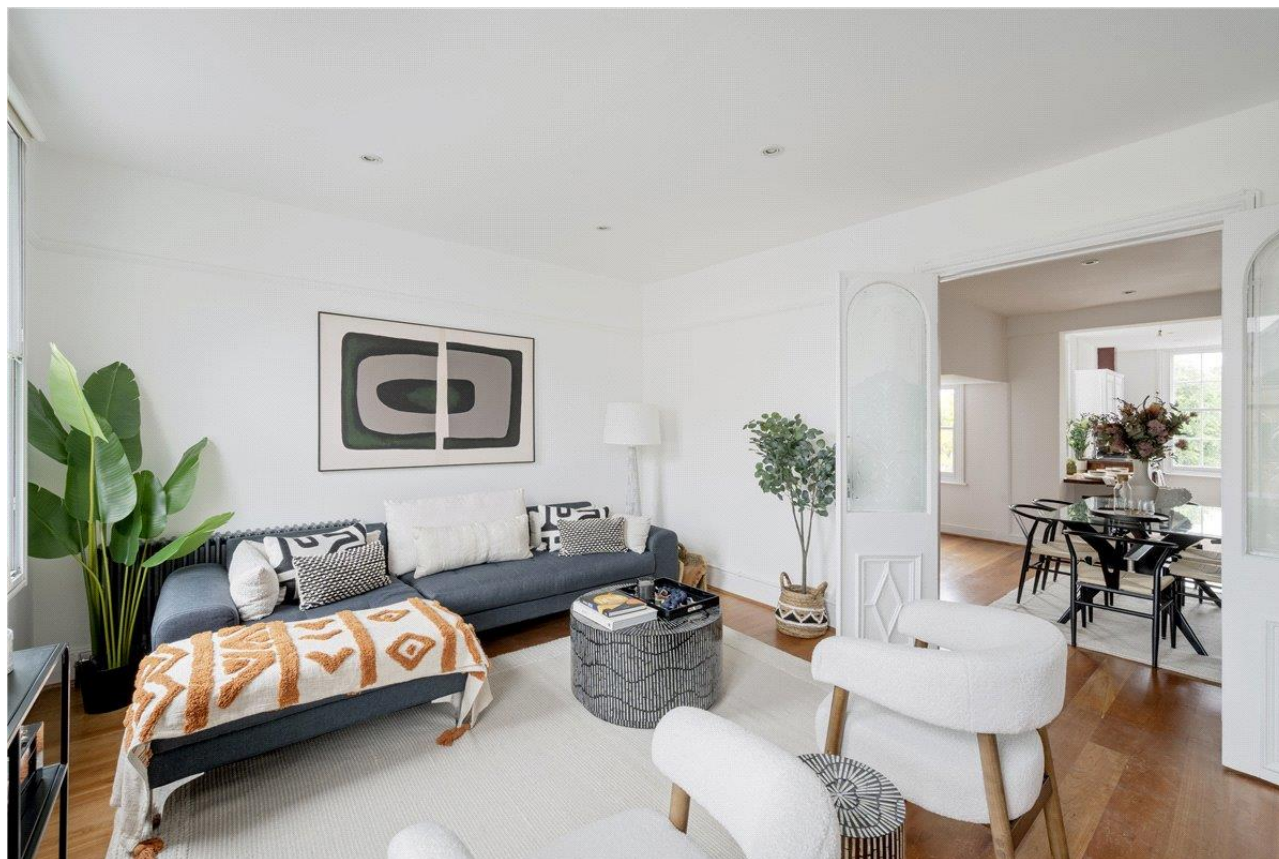
A stunning split-level apartment, c. 1,230 sq. ft, with private roof terrace and views of the city skyline, moments from Wandsworth Common. With its own front door, this beautifully presented property offers fantastic bright living and entertaining space. The wider early Victorian/ 'Georgian' layout makes a refreshing change from standard late Victorian conversions.

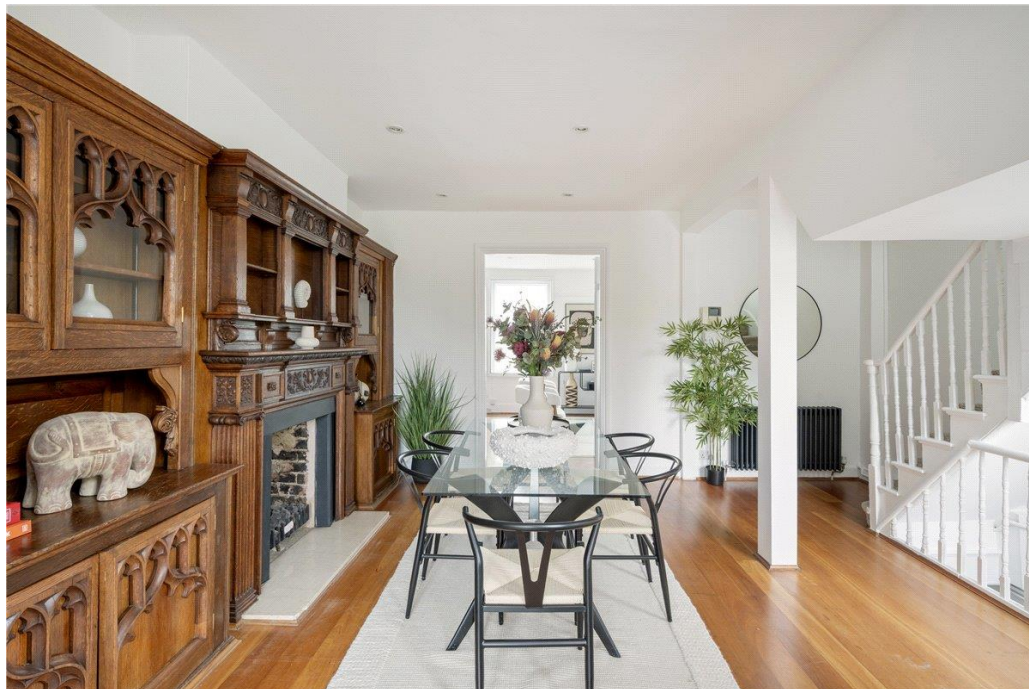
A bright hallway with guest cloakroom/W.C. leads up to the first floor to the light-filled living space, which spans the full width of the first floor and features high ceilings, wooden floors, alcove bookcases, fireplace and two large windows, with fabulous views over Wandsworth Common's Trinity Fields. The space can be subdivided with large, glazed double doors to the kitchen/dining area.

The kitchen is well-appointed with wooden cabinetry, range cooker and views over the long gardens of Bellevue Village. The spacious dining area is enhanced by an ornate, carved antique overmantel. The apartment features a number of unique antique pieces, such as stained glass, which have been incorporated into the fabric of the building by a former owner, an established antique salvager.

Upstairs, a shower room can be found on the half landing. Two double bedrooms can be found on the second floor, both with built-in wardrobes, and the larger of the two benefiting from a private terrace, with views of the city skyline and ample space for seating and dining. A contemporary bathroom is also located on this level. On the top floor, a large loft room, currently used as a third double bedroom completes the accommodation. There is eaves storage at this level.

The property is located on Trinity Road, close to the intersection of Nottingham Road, in an area known locally as 'Bellevue Village,' home to an eclectic range of shops, restaurants and cafes, including Chez Bruce, The Good Earth, Flotsam & Jetsam, POM London and Bella's. There are many good pubs and bars in the area, including The Hope, The Althorp and Brinkleys. Northcote Road is a short walk away. The green open space of Wandsworth Common, with its pitches, playgrounds, and tennis courts, is just across the road. Wandsworth Common Overground station is on the doorstep, providing transport links to Victoria via Clapham Junction. Access to the Underground (Northern Line) from Balham and Tooting Bec a short distance away. Bus services include the 319 to Sloane Square.







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Approximate Gross Internal Area = 114.4 sq m / 1230 sq ft
(Including Eaves / Excluding Areas With Reduced Headroom)

Reduced Headroom = 26.0 sq m / 280 sq ft

Total = 140.4 sq m / 1510 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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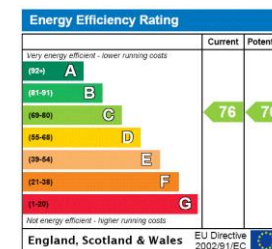
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