



TRINITY ROAD, LONDON, SW17

Carter Jonas

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A beautifully presented first floor one bedroom flat set within an attractive period property close to the vast green open space of Wandsworth Common. The flat is ideally positioned at the quiet rear of the building which offers far reaching views from the large sash windows.

AMENITIES:

- Beautifully presented throughout
- Located on the highly sought after 1st floor
- Set within an attractive period property
- Approximately 118 years remaining on the leasehold
- Excellent transport links all within walking distance including Wandsworth Common overground and Tooting Bec underground station (Northern line)
- Wandsworth Common is also just a short stroll away

The property is located on Trinity Road and within easy walking distance of both Wandsworth Common and Tooting Bec stations and is a short stroll from the shops and restaurants of Bellevue and Northcote Road. Wandsworth Common Mainline station is also just a short distance away.

AN IMMACULATE ONE BEDROOM FIRST FLOOR APARTMENT LOCATED WITHIN A BEAUTIFUL PERIOD PROPERTY, SET GENEROUSLY BACK FROM TRINITY ROAD, A SHORT WALK FROM WANDSWORTH COMMON.



TENURE Leasehold (approximately 118 years remaining)

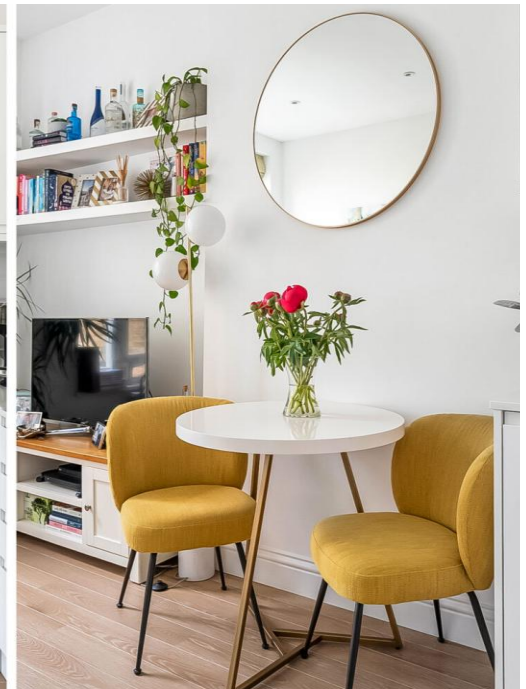
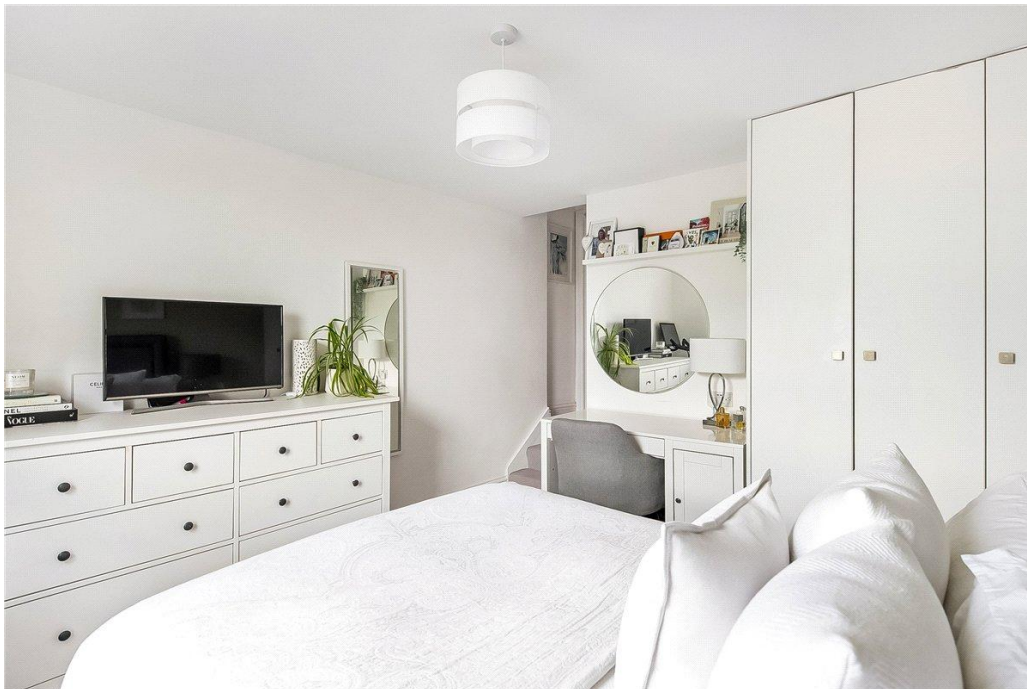
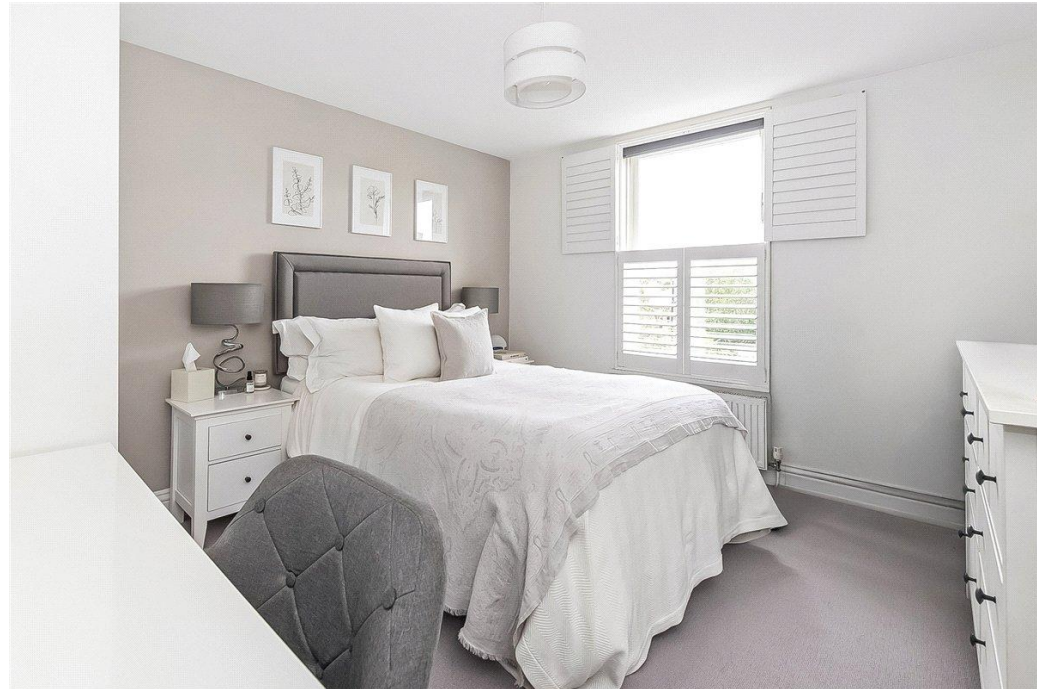
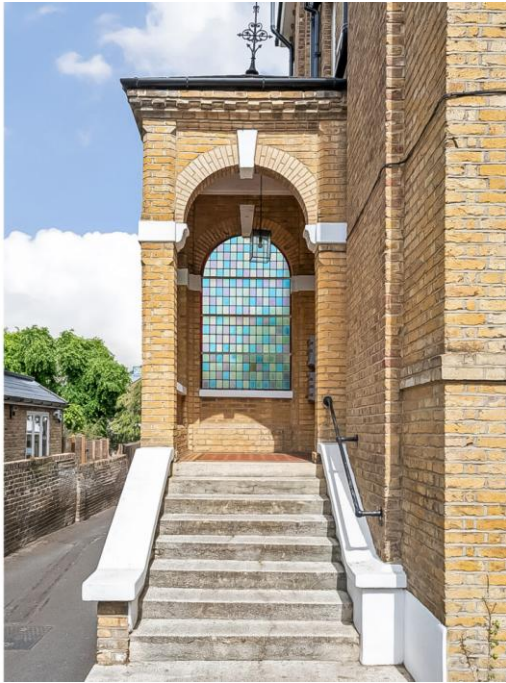
LOCAL AUTHORITY London Borough of Wandsworth

SERVICE CHARGE approx. £1,500 p/a

GROUND RENT £300 p/a

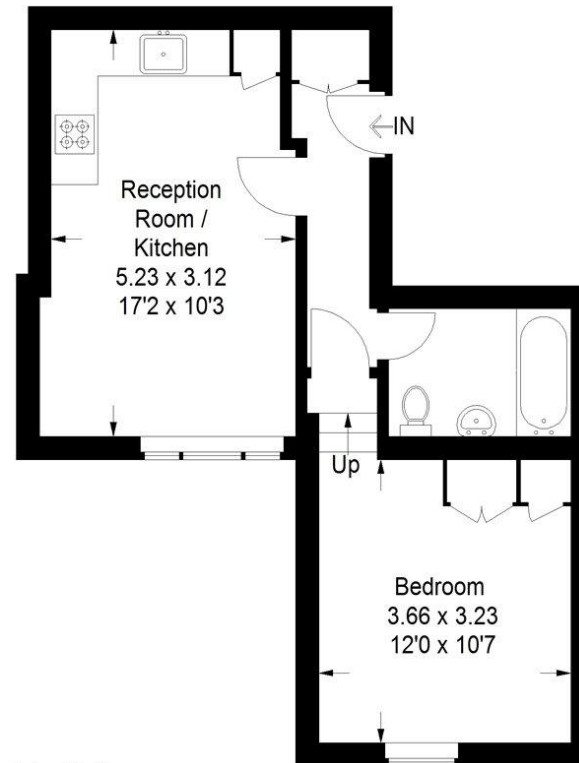
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St. Martins Court, SW17

Approximate Gross Internal Area
39.1 sq m / 421 sq ft



First Floor

This 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. (ID1304262)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Wandsworth Sales 020 8767 7711

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

carterjonas.co.uk
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