



TRINITY ROAD, BELLEVUE VILLAGE, SW17

Carter Jonas

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A spectacular two double bedroom, 937 sqft apartment with stunning living and entertaining space, offering views over the City skyline, just a stone's throw away from the lovely eateries, coffee shops, and independent boutiques of Bellevue Village.

Located on the second floor of an elegant Victorian building on Trinity Road, the apartment has a bright open plan kitchen/diner with large double-glazed sash windows and skylights that flood the living space with light. Contemporary white cabinetry provides a sleek look to the kitchen, with integrated appliances and plenty of room for a large dining table. The living room area is on a mezzanine level, and also benefits from natural light, provided from the floor-to-ceiling bifold doors and a Juliette balcony which frames the stunning views towards the City. Pale wooden flooring runs throughout both living spaces.

Two double bedrooms are located at the rear of the property, one with built-in storage. Both bedrooms are serviced by a contemporary bathroom with a shower over bath. There is also additional storage in the hallway cupboard.

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.

Ground Rent: Peppercorn
Service Charge: Ad Hoc
Lease Length: 999 years remaining

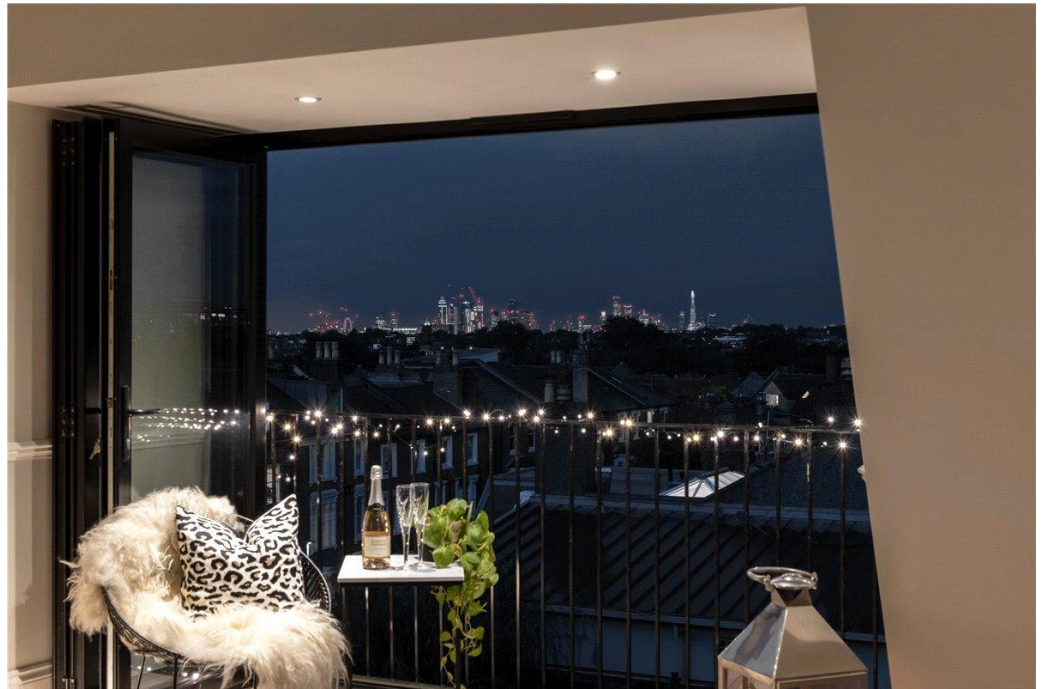
TENURE Share of Freehold

LOCAL AUTHORITY London Borough of Wandsworth

EPC BAND C




Classification L2 - Business Data



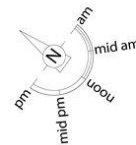
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Approximate Floor Area = 75.86 sq m / 817 sq ft
(Excluding Void)

 = Reduced head height below 1.5m



This marketing plan is for layout guidance only. Not drawn to scale unless stated. Windows & 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Wandsworth Sales 020 8767 7711

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

carterjonas.co.uk
Offices throughout the UK

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