

Trinity Road, SW17

3 2 1

£650,000 *Leasehold*

A fabulous three double bedroom flat, situated on the second floor of this handsome mansion block, close to transport links.

KEY FEATURES

- Three Double Bedroom Flat
- Handsome Mansion Block
- Exceptionally Large Rooms
- High Ceilings
- Beautiful Shaker Style Kitchen
- Modern Bathroom
- Built-In Wardrobes To Two Bedrooms





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This beautiful apartment is finished to a very high standard with exceptionally large rooms and high ceilings throughout. The accommodation comprises a large communal entrance hall on the ground floor with original Victoria tiles.

On entering the flat there is a large private entrance hall with three double bedrooms and built in wardrobes to two of the rooms. The main reception room with South facing views across London is situated at the heart of the flat. To the rear of the flat is a modern family bathroom and further large reception room with door leading to the beautiful shaker style kitchen. This truly stunning flat offers unbelievable lateral living and retains many original features.













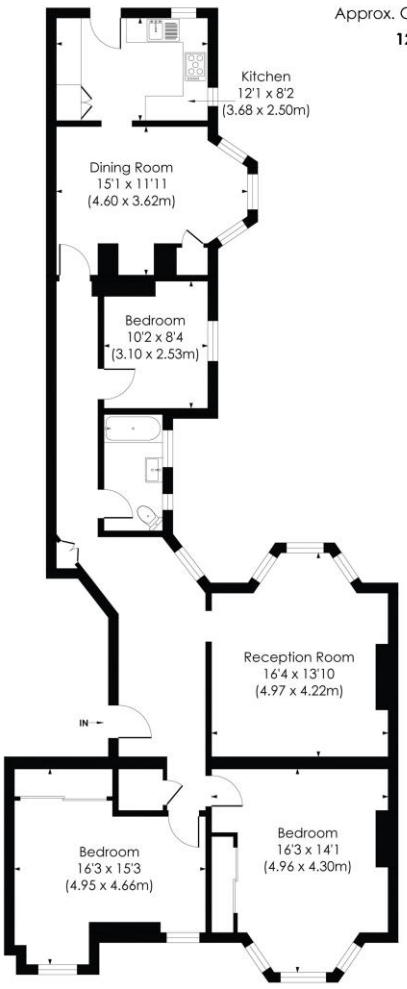


The mansion block itself has recently undergone a large renovation programme to the exterior including a new roof and repointing to all the brickwork.

Trinity Road is situated moments from Tooting Bec Common, Wandsworth Common and all local amenities. Tooting Bec (Northern Line), Wandsworth Common overground and Balham (Over ground and Northern Line) stations are all within walking distance, providing easy access into and out of the city as well.

TRINITY ROAD, SW17

Approx. Gross Internal Floor Area
1252 Sq. ft/116.31 Sq. m

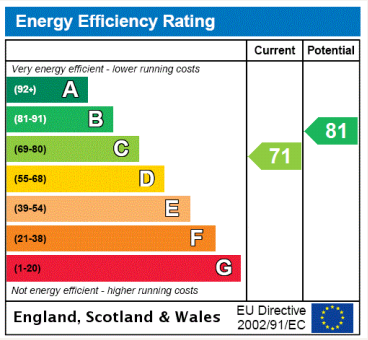


SECOND FLOOR

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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.



MATERIAL INFO

Tenure: Leasehold
Term: 151 year and 1 months
Service Charge: £0 per annum
Ground Rent: £ 0 Annually (subject to increase)
Council Tax Band: C
EPC rating: C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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