



Trinity Road, SW17

£575,000 *Leasehold*

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A stunning two double bedroom, split-level apartment within a newly refurbished period conversion.

KEY FEATURES

- Modern Leasehold Apartment In Sought-After Development
- Two Large Double Bedrooms
- Open Plan Reception Room & Kitchen
- Large Bathroom
- Excellent Transport Links & Amenities
- 795 sqft.



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Arranged over 795 sqft., the property comprises; a spacious open plan kitchen and reception room on the second floor with an abundance of natural light from the large windows making the space bright and airy. To the rear of this floor is a modern bathroom and large bedroom, featuring built-in cupboards and lovely natural lighting. The third floor boasts an expansive master bedroom with excellent built-in storage, a stylish ensuite, and gorgeous natural lighting from the skylights, with a small enclave of the room carved out for a home office space.

The property also benefits from its own off street parking space and wonderful views across London. Ideally positioned, close to Wandsworth Common, Wandsworth Common Station, Tooting Bec Station, and Balham Station, the property offers excellent transport links. Residents also have the added benefit of enjoying easy access to green spaces and local amenities such as boutique shops, trendy restaurants and bars, and cozy cafes. The property is perfect for first-time buyers, commuters, or investors seeking a stylish home in a highly sought-after area.





MATERIAL INFO

Tenure: Leasehold

Term: 117 years and 10 months

Service Charge: £2500 per annum

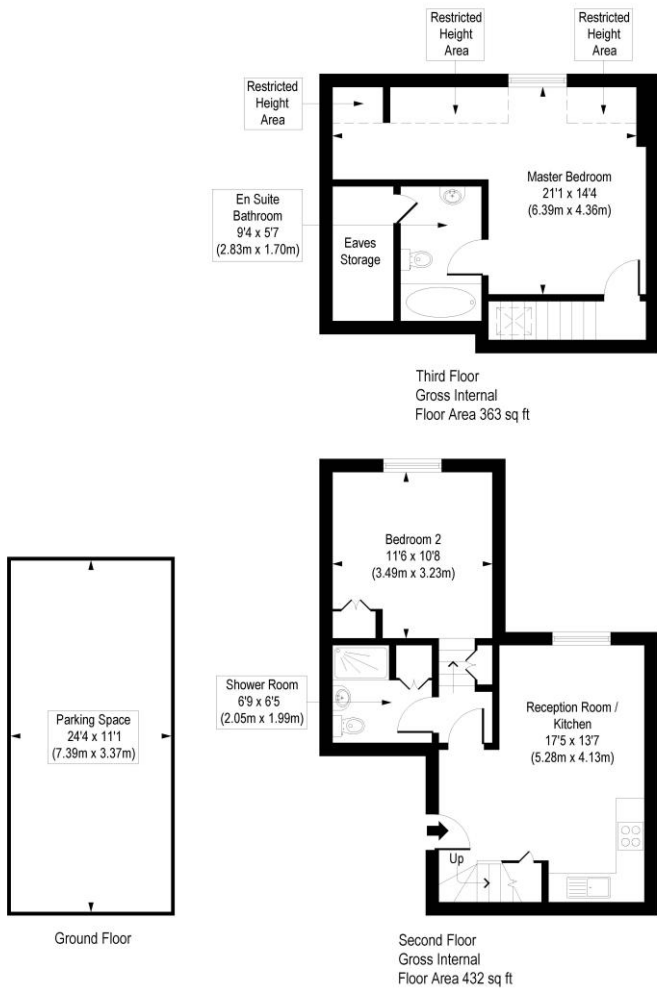
Ground Rent: £300 Annually (subject to increase)

Council Tax Band: D

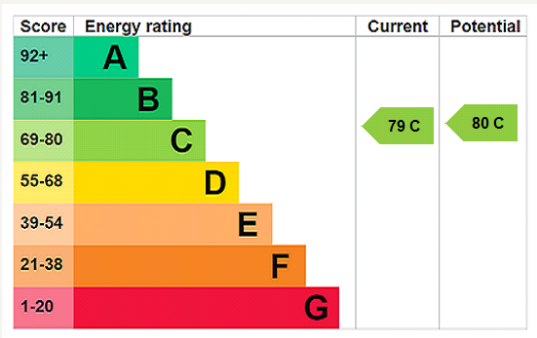
EPC rating: C

Martins Court, Trinity Road, SW17

Approx. Gross Internal Floor Area 795 sq. ft / 73.85 sq. m (Including Restricted Height Area & Eaves Storage)
Approx. Gross Internal Floor Area 706 sq. ft / 65.58 sq. m (Excluding Restricted Height Area & Eaves Storage)



COMPLIANT WITH RICS CODE OF MEASURING PRACTICE: Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.



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.