



TREVELYAN ROAD, SW17  
**£725,000 SHARE OF FREEHOLD**

## A THREE DOUBLE BEDROOM MAISONETTE WITH PATIO TERRACE

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## DESCRIPTION:

On the upper floor of this three-double-bedroom maisonette, you'll find a spacious reception room featuring fitted carpet, recessed lighting, and direct access to a private patio terrace—an ideal spot for relaxing or entertaining guests. The stylish kitchen and dining area is finished with engineered wood flooring and boasts a sleek range of wall and base units with integrated appliances, white countertops, and a central island offering generous storage. Skylight windows, recessed lighting, and modern fixtures and fittings complete this contemporary space.

The property offers three bright and well-proportioned double bedrooms, each with soft carpeting and double-glazed windows. The master bedroom benefits from a fully tiled en-suite shower room with a walk-in shower, built-in storage, and high-quality modern finishes. The main bathroom is equally inviting, fitted with a three-piece suite, tiled splashback, and stylish fixtures and fittings.

Trevelyan Road sits in a peaceful pocket of Tooting, where charming Victorian terraces and leafy streets create a welcoming residential feel. Just moments away, Tooting High Street and Mitcham Road buzz with life, offering everything from cosy cafés and international restaurants to independent shops and daily conveniences. Green escapes such as Tooting Bec Common and the famous Tooting Lido are within easy reach, providing plenty of space to relax and recharge.

Commuting is effortless, with Tooting Broadway Underground Station (0.6 miles) (Northern Line) just a short distance away, while Colliers Wood Underground Station (0.8 miles) and Tooting Bec Underground Station (1.2 miles) are also nearby, broadening travel options across London. For added convenience, Tooting Rail Station (0.3 miles) provides National Rail services, connecting residents swiftly to the wider city and beyond.

Wandsworth Council Tax Band: C

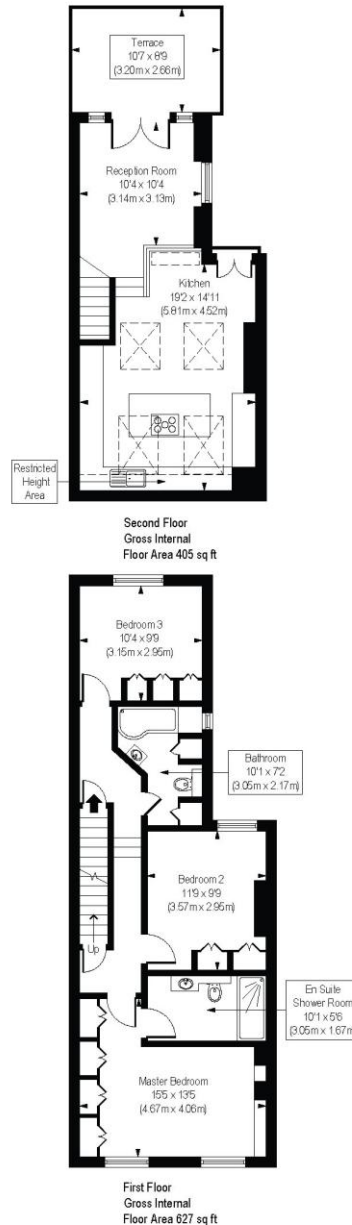




## Trevelyan Road, SW17

Approx. Gross Internal Floor Area 1032 sq. ft / 95.89 sq. m (Including Restricted Height Area)

Approx. Gross Internal Floor Area 1013 sq. ft / 94.09 sq. m (Excluding Restricted Height Area)



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.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

**Tenure:** Share of Freehold

**Term:** 980 years

**Council Tax Band:** 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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