



TRINITY ROAD, SW17  
£400,000 LEASEHOLD

SITUATED WITHIN STRIKING DISTANCE TO  
TOOTING BEC UNDERGROUND

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### **DESCRIPTION**

Situated within striking distance to Tooting Bec underground, this first floor, two bedroom apartment would make an ideal first time purchase or an investment property. The property is in need of modernisation however offers ample space throughout. On arrival the staircase leads to a wonderful kitchen/breakfast room, the family bathroom and bedroom two are to the rear and a large master bedroom is adjacent to a magnificent living room to the front. There is a new extended lease on the property. The property boasts plentiful character with original wooden flooring and sash windows. Further benefits include a newly extended lease and being offered with no onward chain.

The property is ideally located moments from Tooting Bec Station, Tooting Common and local amenities, while all the amenities of Balham and Wandsworth Common are only a short distance away.





# TRINITY ROAD, SW17

Approx. Gross Internal Floor Area

633 Sq. ft/58.82 Sq. m



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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.

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.

Energy Efficiency Rating		Current	Potential
Best energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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