



TREVELYAN ROAD, SW17
£625,000 SHARE OF FREEHOLD

A BEAUTIFULLY PRESENTED THREE BEDROOM FLAT.

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DESCRIPTION:

This beautifully presented three-bedroom period property is located on one of Tooting's most sought-after streets.

The flat boasts a spacious open-plan kitchen and reception area, complete with sleek engineered wood flooring throughout.

The reception room features stylish ceiling spotlights, a contemporary radiator, and a large bay window with window shutters, filling the space with an abundance of natural light. The kitchen offers a range of white gloss wall and base units, complemented by a white tiled splashback, integrated appliances, and a convenient storage cupboard providing ample space for all your essentials.

Off the hallway, you'll find a separate WC and three well-sized double bedrooms, all with engineered wood flooring. The master bedroom is particularly bright, thanks to two windows that flood the room with natural light, while the other two bedrooms feature charming circular windows. The modern bathroom is fully tiled and comes with a contemporary three-piece suite, complete with high-quality fixtures and fittings.

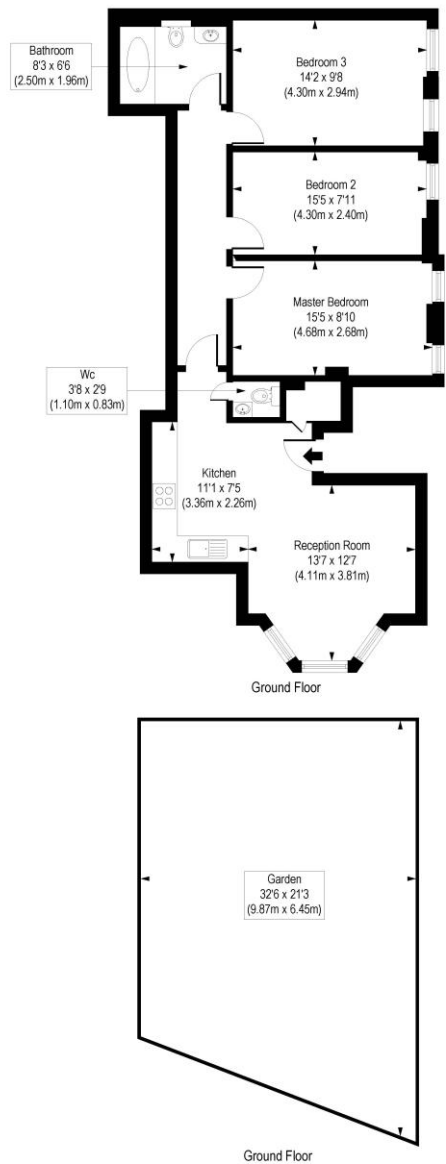
The property also benefits from a well-maintained front facing garden, perfect for both entertaining and relaxation. Set back from the road, the front exterior is gracefully framed by a mature walnut tree. The home retains its impressive Victorian charm, with a distinctive flint finish adorning the façade and boundary walls, adding to its unique character and strong curb appeal. Additionally, the property includes an allocated parking space, offering both convenience and practicality.

Trevelyan Road, is a charming residential street known for its characterful late Victorian architecture and strong sense of community. The area benefits from its close proximity to Tooting Broadway, offering a vibrant mix of independent cafes, shops, and popular eateries, as well as excellent transport links via the Northern Line. Both Tooting Broadway (0.5 miles) and Colliers Wood (0.6 miles) Underground stations are within easy reach, providing fast and convenient access to central London. Trevelyan Road is also near Tooting Market and the renowned St George's Hospital, making it a sought-after location for both professionals and families. With its leafy streets, nearby green spaces like Tooting Bec Common, and a mix of period and modern homes, the area strikes a perfect balance between urban convenience and suburban charm.

Wandsworth Council Tax Band: D



Trevelyan Road, SW17
Approx. Gross Internal Floor Area 833 sq. ft / 77.41 sq. m



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Share of Freehold

Council Tax Band: D

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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