



## Trentham Street, SW18

Asking price £1,350,000 *Freehold*



- Two bathrooms, including one ensuite
- Arranged over three floors (approx. 1,475 sq. ft.)
- Excellent transport links via Southfields
- Catchment area for Excellent Primary and Secondary schools

### KEY FEATURES

- Located in the grid in Southfields
- Four Bedrooms
- Generous 41 ft. West facing garden with storage shed
- Large open-plan kitchen/dining/family room



Southfields

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#### DESCRIPTION

A beautifully presented four-bedroom family home with a private garden, ideally located in the grid of Southfields on the sought-after Trentham Street.

This charming period property offers approximately 1,475 sq. ft. of versatile living space arranged over three floors, blending character features with modern finishes.

On the ground floor, you are welcomed by a bright reception room with a bay window and feature fireplace, leading through to a spacious kitchen/dining/family room with direct access to a generous 41 ft. West facing garden complete with shed.

The first floor comprises two well-proportioned bedrooms, including a substantial double bedroom with excellent natural light, and a stylish family bathroom.

The second floor offers a further two bedrooms, including a bedroom with eaves storage, plus an ensuite shower room.

#### LOCATION

The property is located on a quiet residential street in the desirable grid area in Southfields (SW18), just moments from the shops, cafés, and amenities, as well as the wide green spaces of Wandsworth Common and King George's Park. Southfields Underground Station (District Line) offers excellent transport links into Central London. The location also benefits from being within the catchment of several highly regarded local schools, making it an ideal choice for families.

## MATERIAL INFORMATION

**Tenure: Freehold**

**Council Tax Band: F**

**EPC rating: To be confirmed**



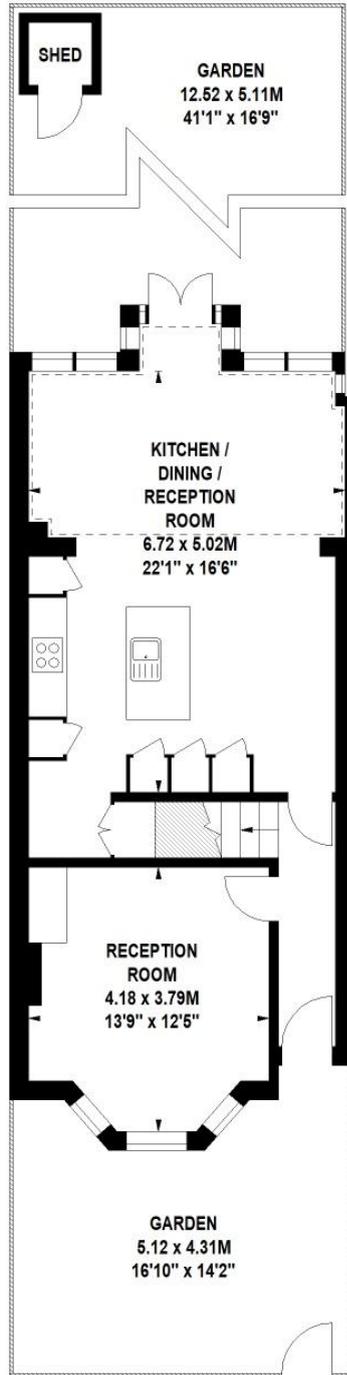
<https://www.winkworth.co.uk/sale/property/SOU250120>

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.

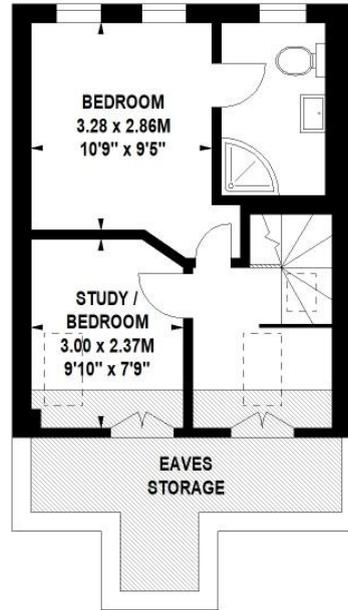
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Approximate Gross Internal Area 137 sq.m / 1475 sq. ft  
Including Eaves Storage of Approximately 7 sq.m / 75 sq. ft

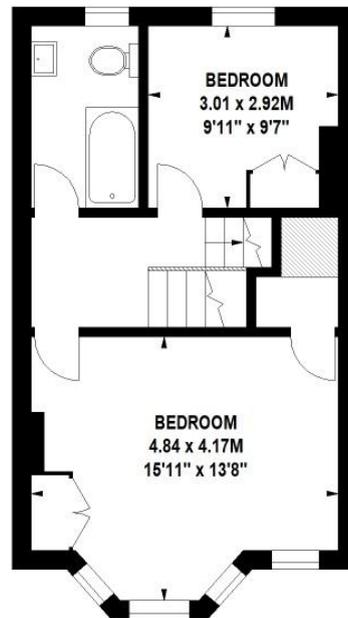
Under 1.5m head height



**Ground Floor**



**Second Floor**



**First Floor**

Floor Plan produced for WINKWORTH by Mays Floorplans © . Tel 020 3397 4594

Illustration for identification purposes only, not to scale

All measurements are maximum, and include wardrobes and window bays where applicable

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