



TRINITY ROAD, SW17

£550,000 SHARE OF FREEHOLD

A LOVELY 2-BEDROOM FLAT SET WITHIN A GORGEOUS PERIOD CONVERSION MOMENTS FROM TOOTING BEC STATION AND TOOTING BEC AND WANDSWORTH COMMONS.

Tooting | [020 8767 5221](tel:02087675221) | sales.tooting@winkworth.co.uk

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DESCRIPTION:

Winkworth is pleased to present to the market this lovely 2-bedroom flat set within a gorgeous period conversion moments from Tooting Bec station and Tooting Bec and Wandsworth commons.

The property comprises; a large open-plan reception and dining room with lots of natural light and beautiful hardwood flooring, a modern kitchen, a generous family bathroom, and two double bedrooms, perfect for first-time buyers or growing families.

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.

AT A GLANCE

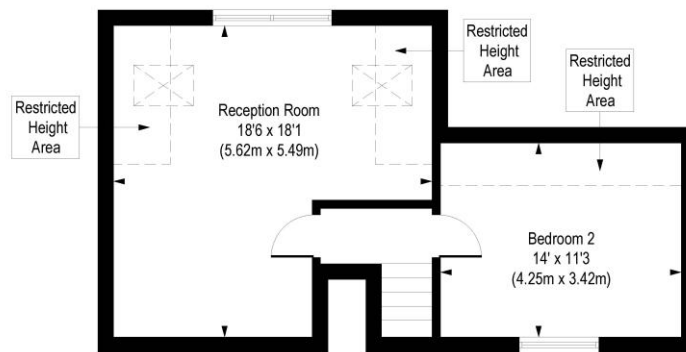
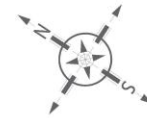
- 2 generous bedrooms
- Open-plan dining and reception room
- Lovely hardwood flooring
- Abundance of natural light throughout the property
- Moments from Tooting Bec and Wandsworth Commons
- A short walk to Tooting Broadway Station and other excellent transport links
- Share of Freehold





Trinity Road, SW17

Approx. Gross Internal Floor Area 887 sq. ft / 82.44 sq. m (Including Restricted Height Area)
Approx. Gross Internal Floor Area 799 sq. ft / 74.26 sq. m (Excluding Restricted Height Area)



Fourth Floor
Gross Internal
Floor Area 477 sq ft



Third Floor
Gross Internal
Floor Area 411 sq ft

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		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Share of Freehold

Term: 981 years and 3 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

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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