



TREVELYAN ROAD, SW17  
OIEO £475,000 SHARE OF FREEHOLD

## MODERN LOFT-STYLE TWO DOUBLE BEDROOM FIRST FLOOR FLAT.

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### DESCRIPTION:

Modern loft-style two bedroom first floor flat within a period property on one of Tooting's most sought-after road.

This beautifully presented two-bedroom first-floor flat is set within a period property on one of Tooting's most sought-after roads. The bright and airy open-plan kitchen and reception room boasts striking loft-high ceilings, double aspect windows, elegant traditional Victorian-style radiators and immaculate engineered wood flooring throughout. The contemporary kitchen is well-equipped with sleek wall and base units, integrated appliances, and a stylish tiled splashback.

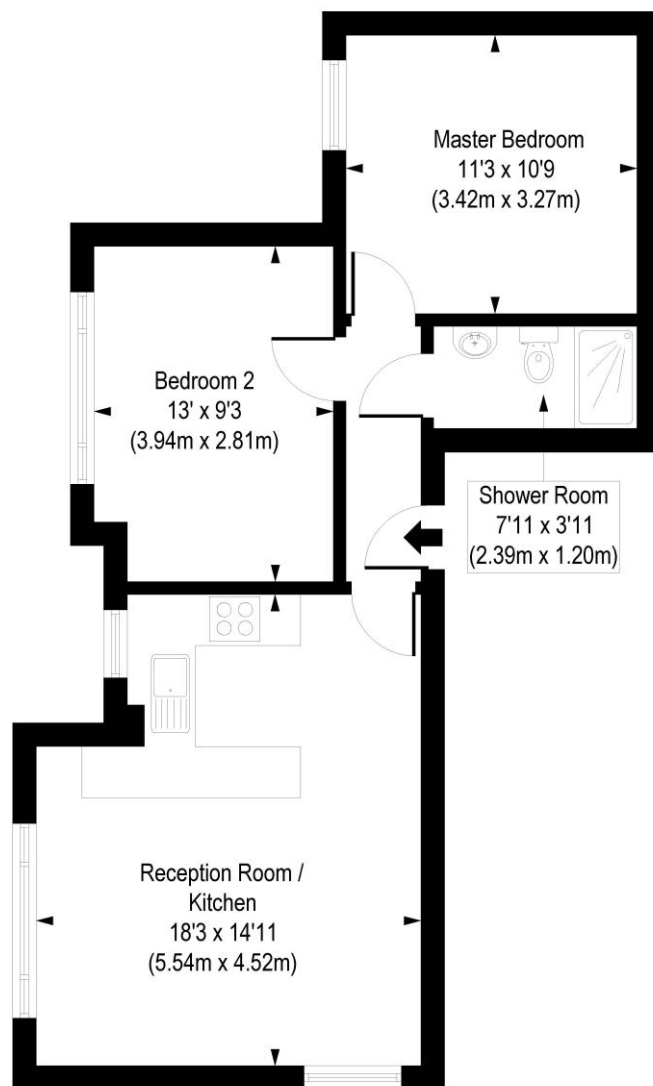
Both double bedrooms are generously sized, filled with natural light, and also feature traditional Victorian-style radiators. The modern shower room is fully tiled and includes a walk-in shower, contemporary fixtures and fittings, and a towel radiator, creating a stylish and functional space.

The property benefits from access to a communal patio area, which is near the well maintained front garden, offering a pleasant green outlook and a welcoming entrance to the home. The building retains a striking Victorian exterior with a unique flint finish to both the property façade and the boundary walls, adding to its distinctive character and curb appeal.





Trevelyan Road, SW17  
Approx. Gross Internal Floor Area 564 sq. ft / 52.42 sq. m



First Floor

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.

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

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