



Trevelyan Road, SW17

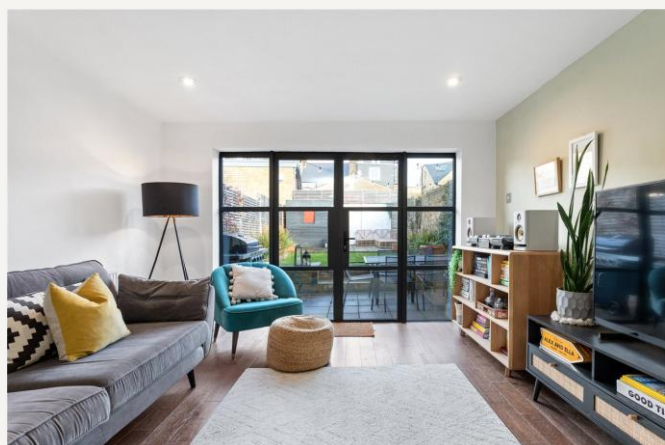
£625,000 *Share of Freehold*

2  1  0 

A gorgeous two-bedroom flat for sale with a private garden on the popular Trevelyan Road.

KEY FEATURES

- Share Of Freehold
- Period Conversion
- Two Large Double Bedrooms
- Open-plan Kitchen/Dining Room
- Large Private Garden
- Stylish & Modern Fixtures/Fittings



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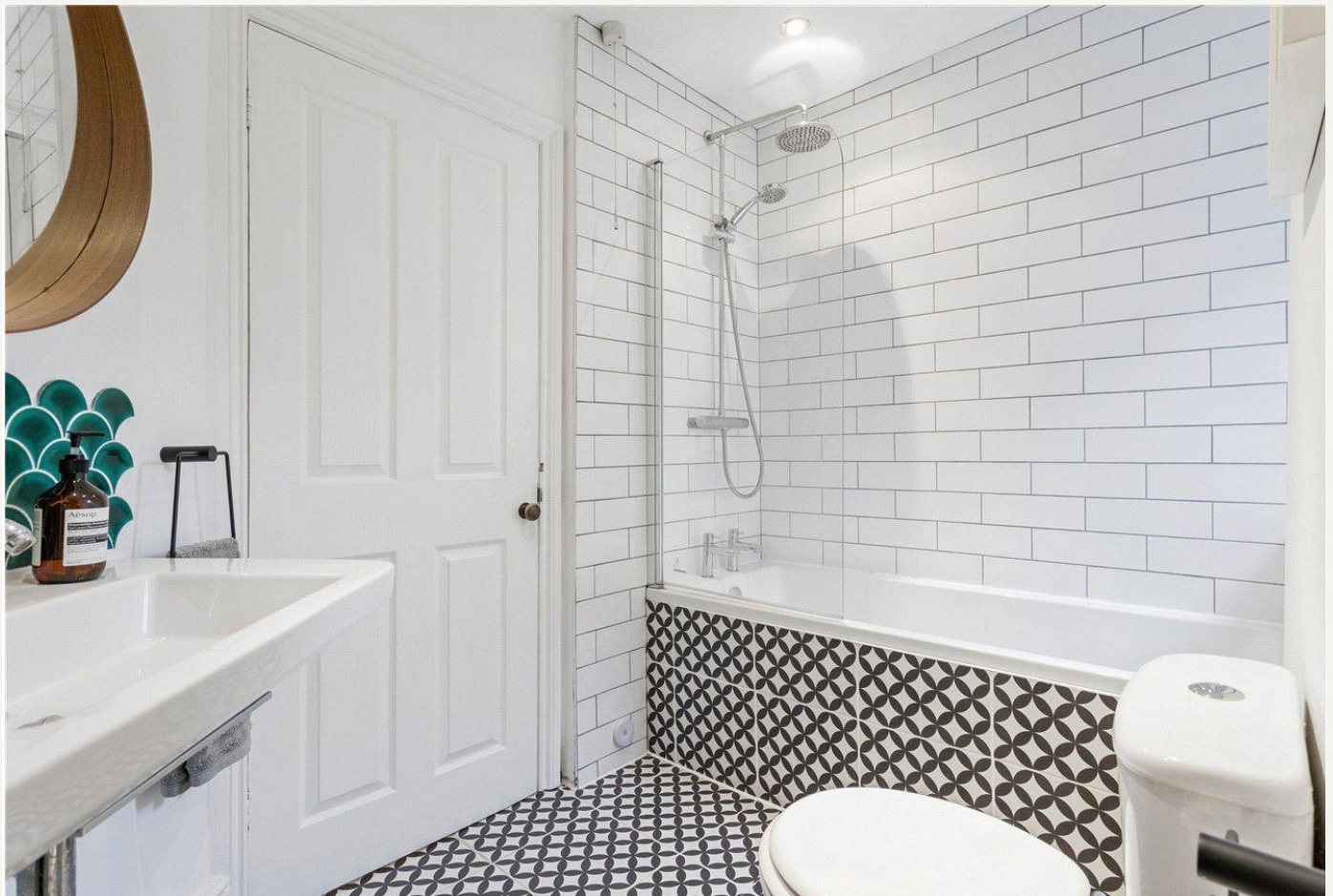
for every step...



The property offers two bright and well-proportioned double bedrooms, each with soft carpeting and double-glazed windows. The main bathroom benefits from a fully tiled shower room with a combination bath/shower, built-in storage, and high-quality modern finishes. The open-plan kitchen and dining room leads to the reception room, making it perfect for hosting and entertaining guests with stunning doors out onto the garden where residents can enjoy this lovely green space.

Trevelyan Road sits in a peaceful pocket of Tooting, where charming Victorian terraces and leafy streets create a welcoming residential feel. Just moments away, Tooting High Street and Mitcham Road offer great amenities; from cosy cafés and international restaurants to independent shops and daily conveniences. Green escapes such as Tooting Bec Common and the famous Tooting Lido are within easy reach, providing plenty of space to relax and recharge. Commuting is effortless, with Tooting Broadway, Colliers Wood, and Tooting Bec Underground Stations nearby. For added convenience, Tooting Rail Station (0.3 miles) provides National Rail services, connecting residents swiftly to the wider city and beyond.





MATERIAL INFO

Tenure: Share of Freehold

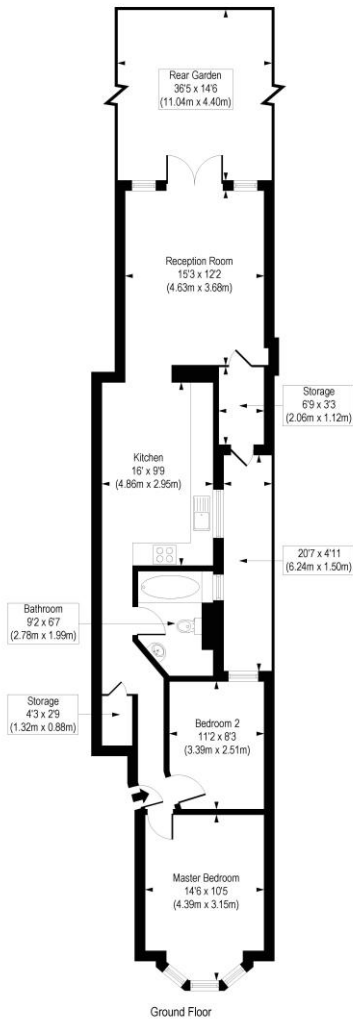
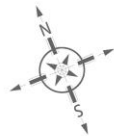
Term: 958 year and 10 months

Council Tax Band: C

EPC rating: C

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Approx. Gross Internal Floor Area 758 sq. ft / 70.46 sq. m (Including Storage)
Approx. Gross Internal Floor Area 728 sq. ft / 67.61 sq. m (Excluding Storage)



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	70 C	
39-54	E		
21-38	F		
1-20	G		

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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