



TRINITY ROAD, SW17  
**£550,000 LEASEHOLD**

**A SUPERB, SPLIT LEVEL MAISONETTE SITUATED WITHIN  
STRIKING DISTANCE TO TOOTING BEC STATION**

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## DESCRIPTION

A superb, split-level maisonette situated within striking distance to Tooting Bec station and within walking distance to both Tooting Bec and Wandsworth commons. The property is arranged over two floors with the first floor boasting a generous front reception room, large kitchen/breakfast room and a family bathroom to the rear. On the second floor there are two large double bedrooms, one single/study room and a further family shower room. Plenty of original features have been kept throughout, with wooden floorboards, cast irons fireplaces and coving all being evident. This would make an ideal first time purchase.

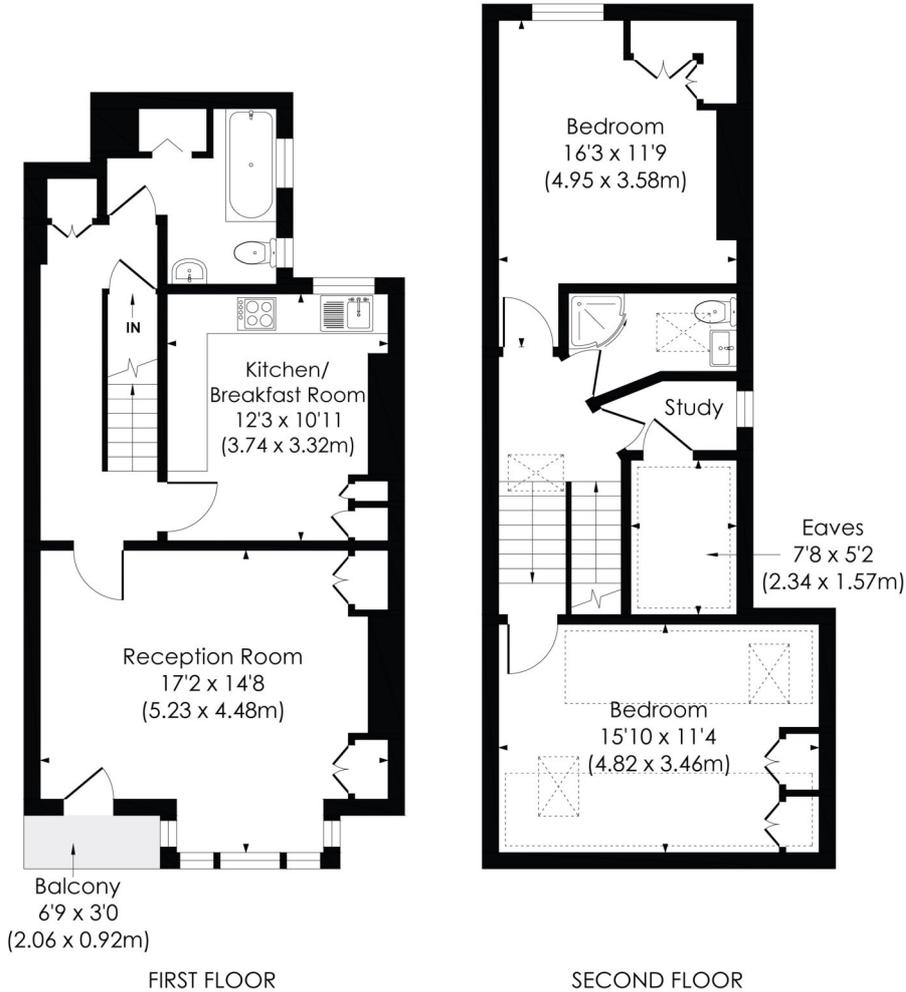
The property is ideally located moments from Tooting Bec Station, Tooting Common and local amenities, while all the amenities of Balham and Wandsworth Common are only a short distance away.



# TRINITY ROAD, SW17

Approx. Gross Internal Floor Area

**1084 Sq. ft/100.74 Sq. m**



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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

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.

Energy Efficiency Rating		Current	Potential
Best energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	74	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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