



TRINITY ROAD, SW17
£550,000 LEASEHOLD

Winkworth



TRINITY ROAD, SW17

A superb split level flat within striking distance to Tooting Bec underground station. The property has been improved by the current owner and offers spacious accommodation throughout. The first floor comprises two superb double bedrooms, family bathroom, large living room and kitchen. The master bedroom is positioned on the second floor with far reaching views along with a large ensuite shower room.

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.

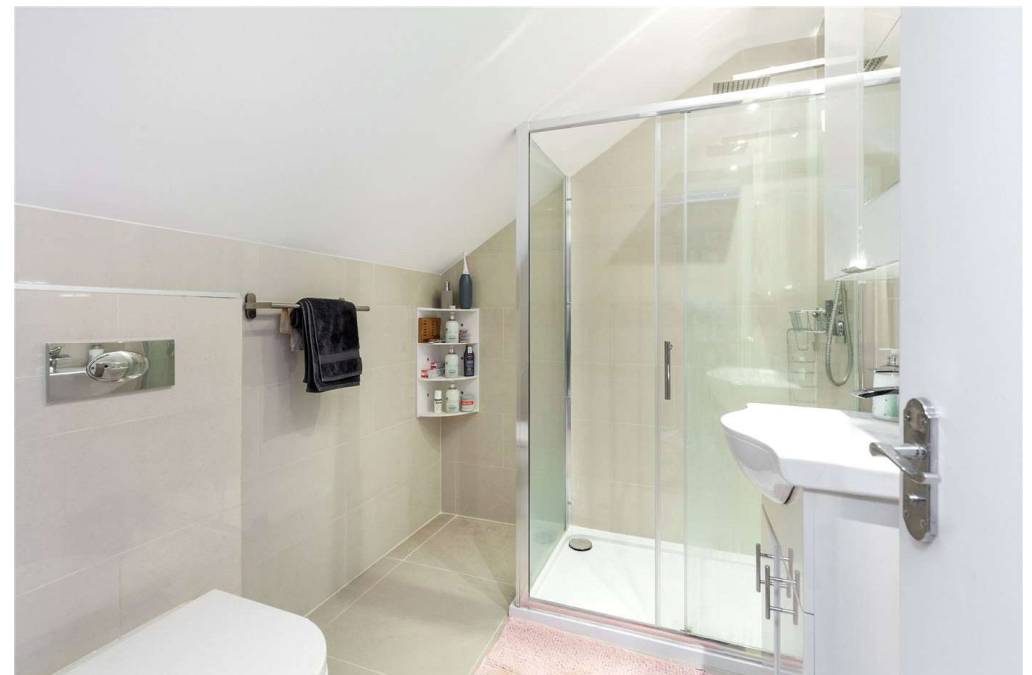
Tenure: Leasehold 110 years remaining

Council Tax: Wandsworth council tax band C

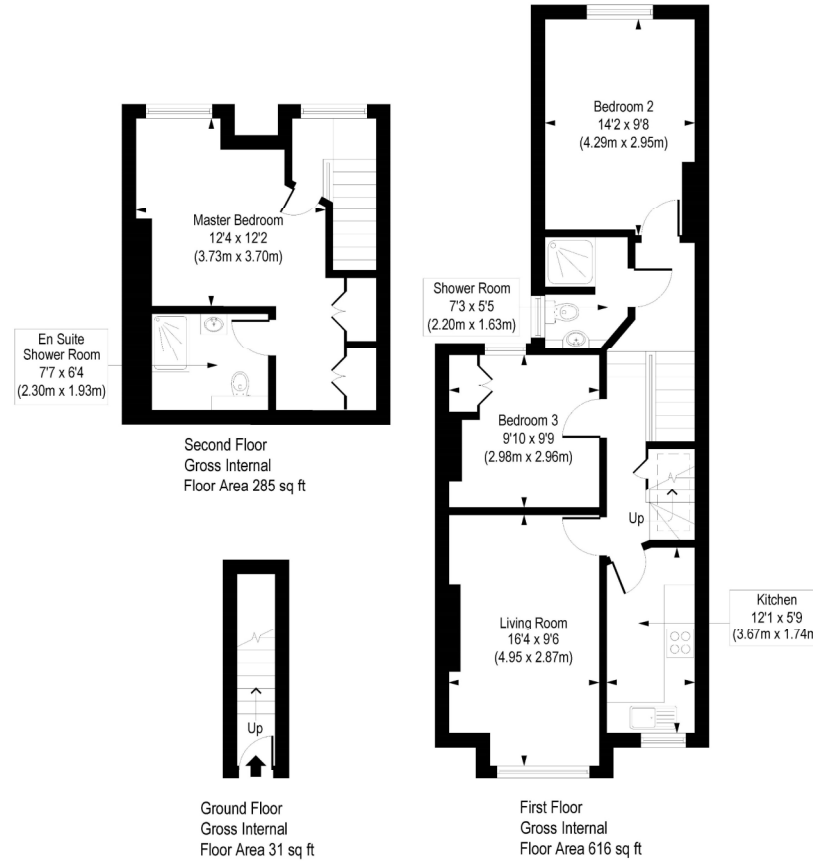
Ground Rent - £200 p.a.

Service Charge - £200 p.a.





Trinity Road, SW17
 Approx. Gross Internal Floor Area 932 sq. ft / 86.56 sq. m



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	74	76
(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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