



Trinity Road, London **SW18**



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The house is set back from the road via a private drive offering off street parking for several vehicles.

The entrance opens into a deep, wide hall with a superb galleried staircase creating an open and light aspect. To the left is an interconnected double reception room, separated by double doors, both featuring fireplaces and 2.9m ceiling height. The rear has french doors providing access through to the garden.

Towards the rear of the house is a guest WC, access to the cellar which also houses the utility area and the kitchen breakfast room compete with a range of fitted storage units, integrated appliances and an electric hob with extractor. This room flows through to a conservatory which overlooks the garden. The garden is lawned with mature shrubs and plants, and has a shed. Access is available from the front of the house via a side return.



Guide price: £2,500,000

Tenure: Freehold

Local authority: London Borough of Wandsworth

Council tax band: G





Description

On the first floor half landing is a study along with a bedroom with en suite bathroom. To the front of the house are a further two generous bedrooms, one with a shower room en suite and the other a bathroom en suite.

The second floor comprises an additional three bedrooms, all en suite. Furthermore there is a large loft and eaves storage.

The house has been tenanted and currently registered as an HMO however could be extended and converted back into a family home (subject to planning).



Location

Ideally situated on the doorstep of Wandsworth Common and only a short walk to the shops and restaurants of Bellevue Road.

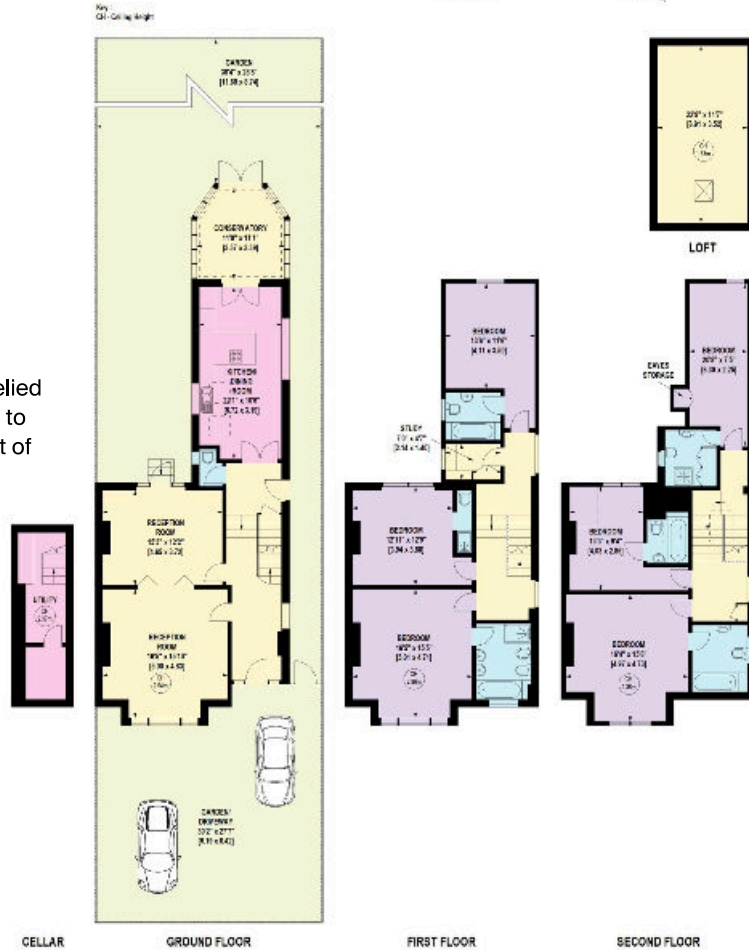
There are good transport links both by bus on Trinity Road and train from Wandsworth Common Station with frequent trains to Victoria/ Waterloo via Clapham Junction.

The area is extremely well served by both private and state schools.



There are also excellent local sporting amenities for children including Battersea Ironsides junior rugby, and The Spencer cricket and Magdalen Park tennis clubs.

Trinity Road, SW18
 Approximate Gross Internal Area : 296.07 Sq. metres
 3187 Sq. feet



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated August 2023. Photographs and videos dated June 2023.

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