



Trinity Road, Wandsworth **SW18**

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# Trinity Road, Wandsworth, SW18

A handsome, semi-detached Victorian House with Parking  
Close to Wandsworth Common.

This magnificent house, located in the sought-after area of the 'Toast Rack' is set back from the road with a gated driveway with parking for up to 3 cars. The stained glass front door opens out into a wide hallway with beautiful hardwood flooring that continues through the ground-floor living areas. There is a useful storage cupboard for coats and shoes, as well as a downstairs WC off the hallway.



**Guide price:** £2,999,999

**Tenure:** Freehold

**Local authority:** London Borough of Wandsworth

**Council tax band:** H







## Description

The rest of the ground floor comprises flexible living space, perfect for family living. Off the hallway to the left is a bright, double reception room with a large bay window with stained glass detail, an elegant gas fireplace and ornate ceiling plasterwork. This flows through to an additional living area, currently used as a dining room, also equipped with a gas fire. Glass French doors separate the large, open-plan kitchen/dining/living space, where roof lights and bi-fold doors create a real sense of brightness and volume. The modern kitchen has been recently updated and is equipped with high-quality, integrated appliances, including a double oven, wine fridge and instant boiling water tap. There is also a waste disposal system and a large double-door fridge/freezer. It offers a range of cupboards and a large central island with integrated storage. The rear doors lead out onto the private garden, which has a lovely, open feel and benefits from an extra section to the rear that the neighboring properties do not have, as well as side access from the front.

The lower ground floor provides a cinema room/additional living area, as well as a fully fitted utility room, wine storage room, modern shower room and a further storage room, which could also be used as a guest bedroom/nanny accommodation.

The first floor is accessed via a superb galleried staircase that creates a sense of width and space. To the rear is a double bedroom with integrated storage and views over the gardens. There is also a large, stylish shower room. The recently updated primary suite is on this floor and spans the entire length of the house. It comprises a bedroom to the rear with built-in storage, a luxurious dressing room with additional cupboards and an island, and a generous en suite with a stand-alone bathtub and shower.

On the top floor are three double bedrooms with plentiful storage and a further family bathroom.

The house is in impeccable order and a brilliant blend of contemporary style and original features, containing everything required for the perfect family home.







## 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

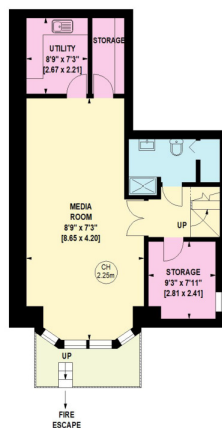
Approximate Gross Internal Area : 326.92 Sq. metres  
3519 Sq. feet

Key :  
CH - Ceiling Height

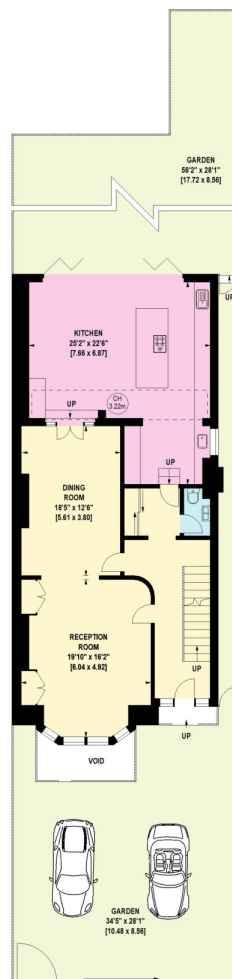
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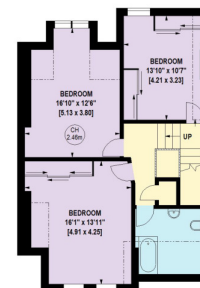
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



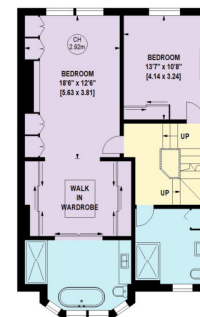
LOWER GROUND FLOOR



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

Knight Frank

Wandsworth

26 Bellevue Road

Wandsworth SW17 7EB

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We would be delighted to tell you more

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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 July 2023. Photographs and videos dated July 2023.

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