



Trinity Road, Wandsworth Common, SW17

Asking Price £575,000

Charming two-bedroom ground floor garden flat on Trinity Road, featuring a spacious living room, separate kitchen, private patio, share of freehold, and potential to extend.

CHESTERTONS



Trinity Road, Wandsworth Common,
SW17



Presenting this charming two-bedroom ground floor garden flat on Trinity Road. The property comprises two double bedrooms, a separate kitchen, and a spacious living room that opens onto a generous private patio, which in turn leads to a larger communal garden.

The flat benefits from a share of the freehold, keeping service charges low, and includes a side return within the property's demise, offering potential to extend, subject to planning permission and consent.

Trinity Road is conveniently located within a short walk of Tooting

Tenure: Share of Freehold

Service Charge: £0 is nil - it is calculated and payable on an Adhoc basis and shared

Ground Rent: £0 Share of freehold - no ground rent

Local Authority: London Borough of Wandsworth

Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

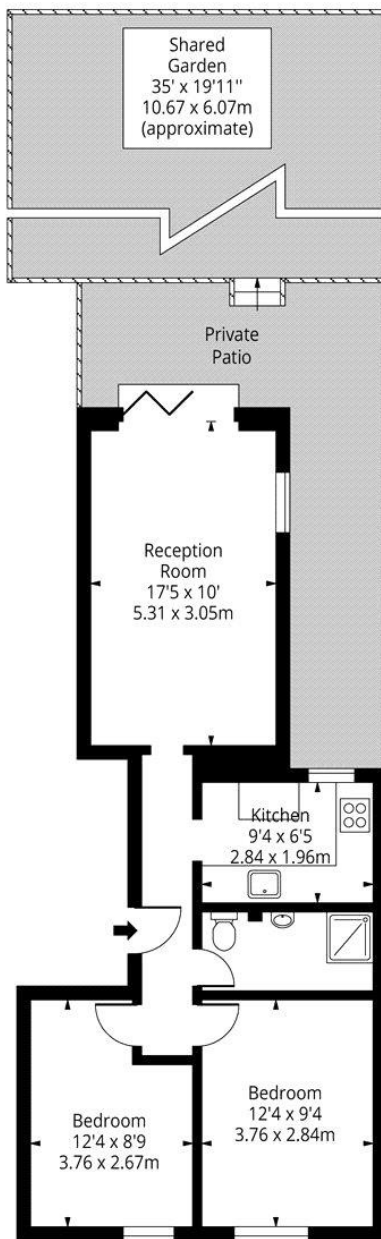
Chestertons Wandsworth Common Sales

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Trinity Road, SW17



Lower Ground Floor

Approx Gross Internal Area **561 Sq Ft - 52.12 Sq M**

For Illustration Purposes Only - Not To Scale

Ref: No. 34503

