



## TRINITY CRESCENT, SW17

£775,000

- Two Double Bedrooms
- Two Bathrooms
- Large Open Plan Kitchen Diner
- Private Garden
- No Onward Chain
- Energy Rating: C





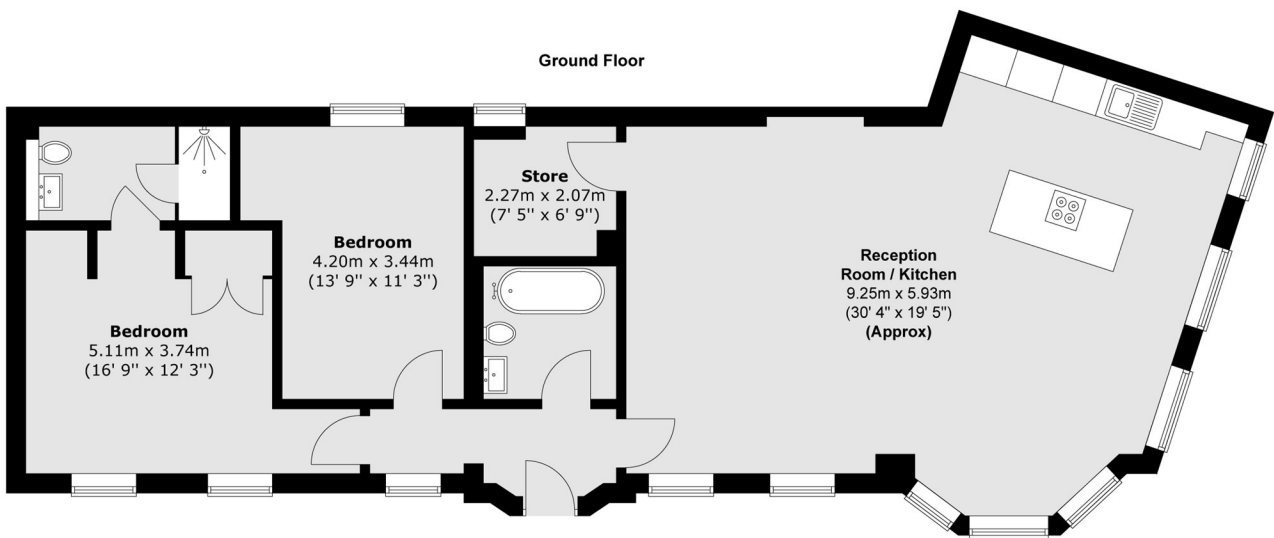
## ABOUT THE HOME

A beautifully presented two bedroom two bathroom ground floor flat just shy of 1100 sq ft. This generous sized property also benefits from its own front door, a large private garden and spacious open plan kitchen diner with an additional utility room.

Trinity Crescent is ideally located between Tooting Bec, Balham and Wandsworth Common. It lies just moments from Tooting Bec underground station offering great transport links into the city. Tooting Bec offers a host of restaurants, bars and cafes as well as a variety of shops.







Total area (approx.) : 101.8 sq. m (1096 sq. ft)

### JACKSONS BALHAM

8-11 Balham Station Road,  
London, SW12 9SG  
Sales: 020 8675 6555  
Lettings: 020 8675 6565

Energy Rating: We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.