



## TRINITY CRESCENT, SW17

£650,000

- Two bedrooms
- Victorian conversion
- Share of freehold
- Desirable location
- Well presented
- Energy rating: C





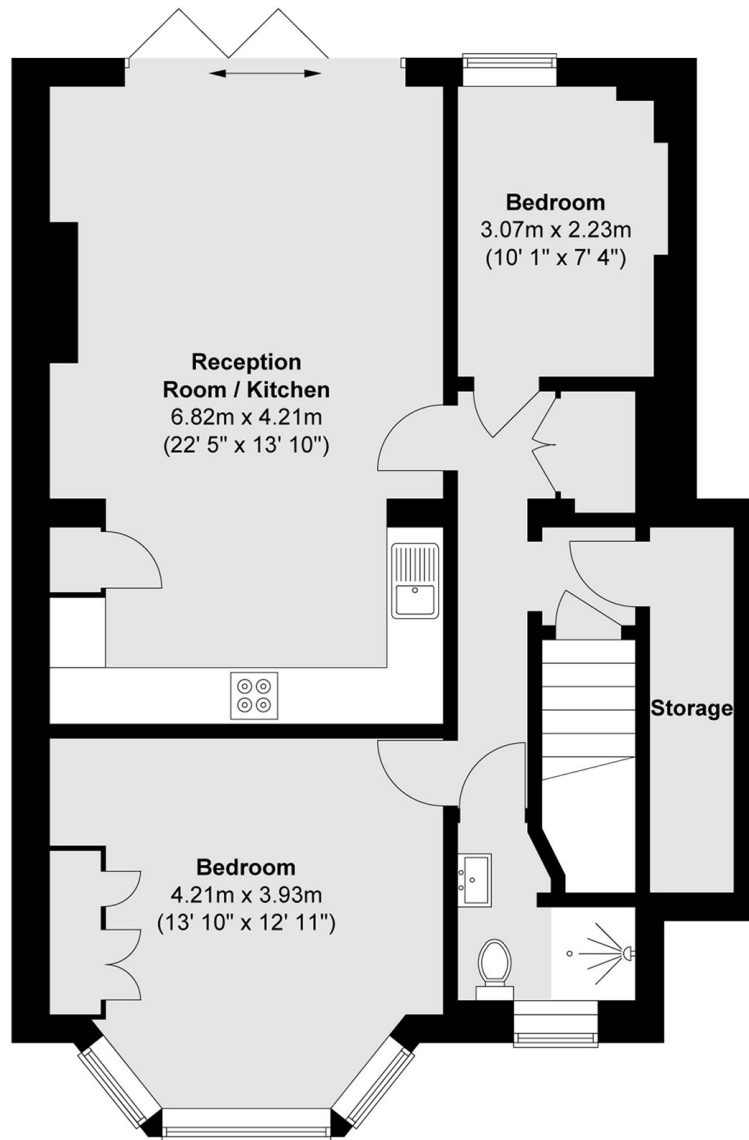
## ABOUT THE HOME

A two bedroom Victorian period conversion flat in beautiful condition throughout. This property benefits from a newly renovated shower room, excellent storage and a modern open plan kitchen/living space with doors out to a large south facing garden. Further benefits include side access and off street parking for two cars (first come, first served basis).

Trinity Crescent is situated ideally between Balham, Tooting Bec and Wandsworth Common. Providing close access to Tooting Bec underground station, Trinity Crescent provides the opportunity to combine excellent transport links with highly rated local amenities, such as bars, restaurants and cafés and a diverse range of shops.







Total area (approx.) : 70.3 sq. m (757 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.