



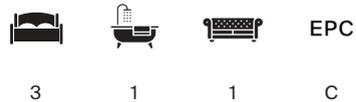
## TRINITY ROAD

London SW17



# TRINITY ROAD WANDSWORTH SW17

An exceptional three bedroom maisonette with private garden close to Wandsworth Common.



Local Authority: London Borough of Wandsworth

Council Tax band: E

Tenure: Share of Freehold plus leasehold, approximately 104 years remaining

Service charge: £990 per annum, reviewed annually, next review due 2026

Guide Price: £775,000



## A CHARMING GARDEN FLAT, MOMENTS FROM THE COMMON

A beautifully proportioned three-bedroom maisonette with private entrance and a generous sunny garden located less than 500 yards from the green open spaces of Wandsworth Common and array of shops of Bellevue Road.

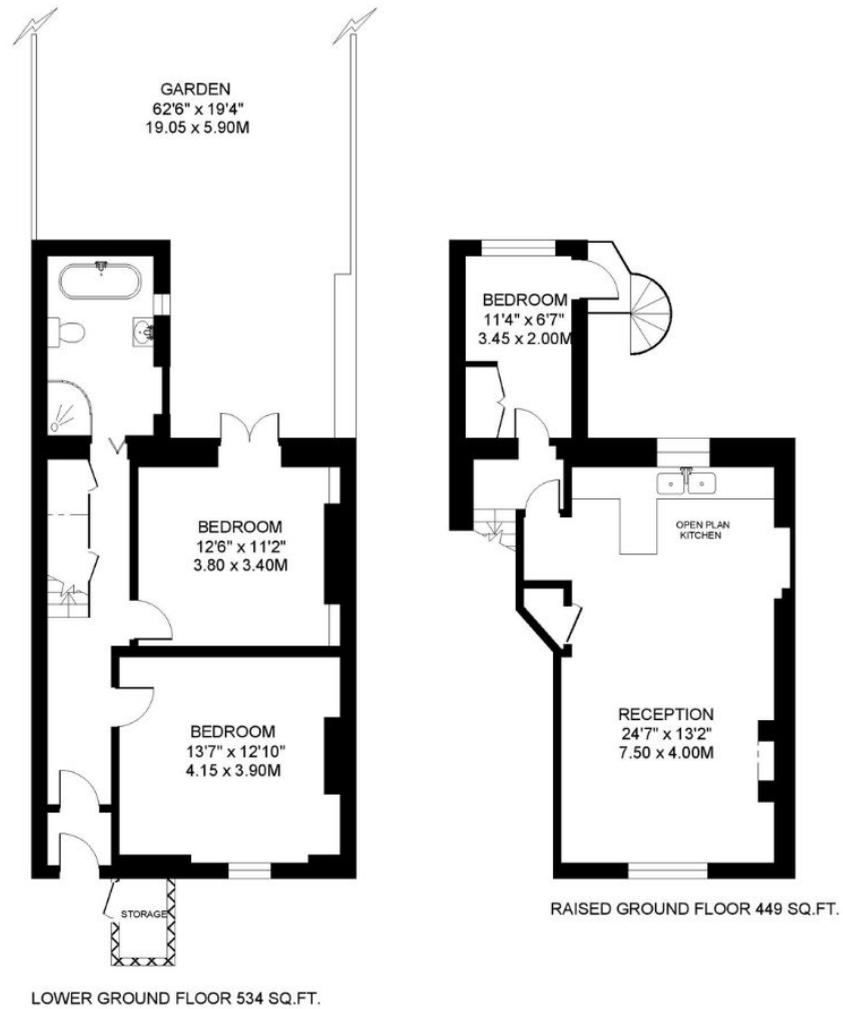
Accessed via a private entrance on the lower ground floor with accommodation measuring just under 1,000 sq ft. There are two generous bedrooms on the lower ground floor, one of which includes double doors opening out to the private garden. A modern bathroom suite is at the rear with free-standing roll top bath, shower cubicle, WC and wash hand basin. Stairs rise to the raised ground floor, set above road level, and opening into the open-plan kitchen, dining and living room. This space enjoys plenty of natural light due to the sunny orientation and modern shutters provide privacy. The kitchen is well-appointed and includes a range of wall and base units, breakfast bar and space for free-standing appliances. To the rear of the plan is the third bedroom which would make a comfortable study/work from home space, with a door opening out to a spiral staircase leading to the garden.

The garden is enclosed by boundary walls and fencing and enjoys a high degree of privacy. There is a small patio area leading to a level lawn and further patio/seating area at the rear, perfect for al fresco dining and entertaining guests.









(Including Basement / Loft Room)  
Approximate Gross Internal Area = 91.32 - 92.72 sq m / 983 - 998 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

**Troy Budd**  
+44 20 3761 3151  
Troy.Budd@knightfrank.com  
  
**Knight Frank Wandsworth**  
26 Bellevue Road  
London SW17 7EB

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>

Particulars dated May 2025. Photographs and videos dated May 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term "partner" to refer to a member of Knight Frank LLP or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.