

# C JAMES & CO - TOOTING

SALES AND LETTINGS SPECIALISTS



## 194A Trinity Road, Tooting, SW17 7HR

**£1,750**

Nestled in the desirable area of Trinity Road, Wandsworth Common, this charming top-floor flat offers a delightful living experience. With one spacious bedroom and a well-appointed bathroom, this property is perfect for individuals or couples seeking a comfortable home.

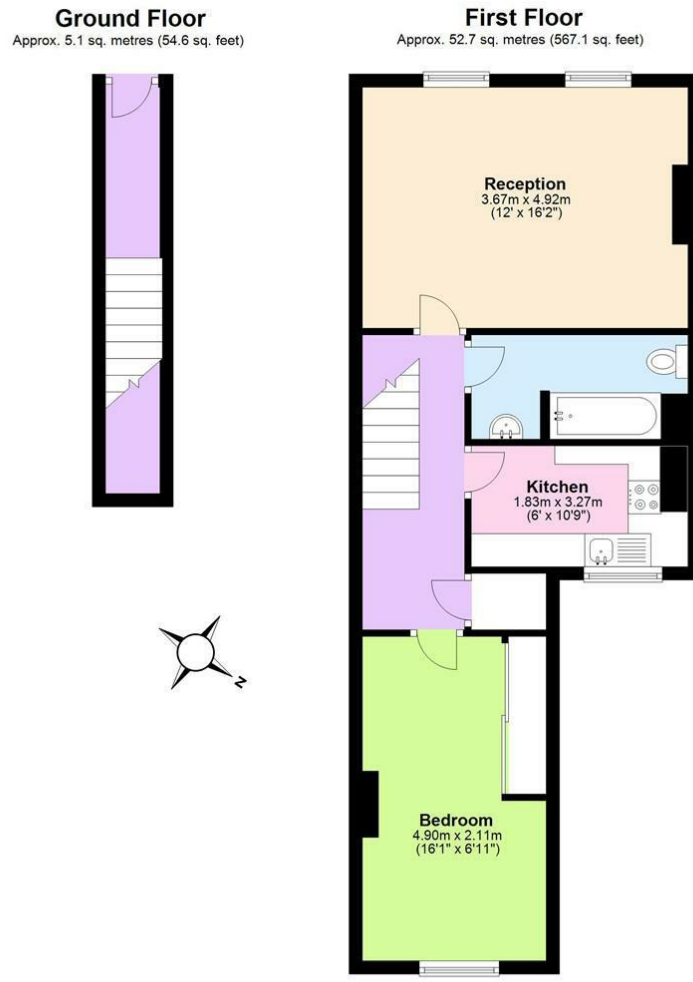
The highlight of this flat is undoubtedly the large, bright reception room, which provides an inviting space for relaxation and entertaining. The room is filled with natural light, creating a warm and welcoming atmosphere. The flat is partly furnished, allowing you the flexibility to add your personal touch and style.

Conveniently located just moments from the vibrant Bellevue Road, you will find an array of shops, cafes, and restaurants at your doorstep. Additionally, Wandsworth Common is nearby, offering beautiful green spaces for leisurely strolls or picnics.

Transport links in the area are excellent, making commuting to central London and beyond a breeze. This property presents a wonderful opportunity to enjoy the best of Wandsworth living, combining comfort, convenience, and charm. Don't miss the chance to make this delightful flat your new home.



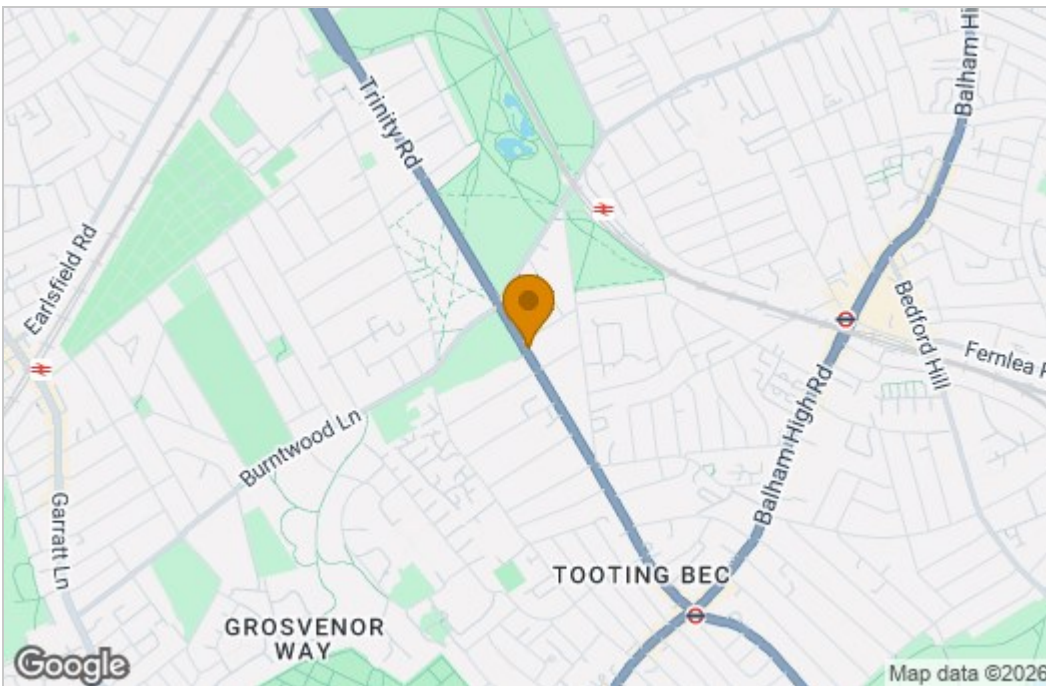
# Floor Plan



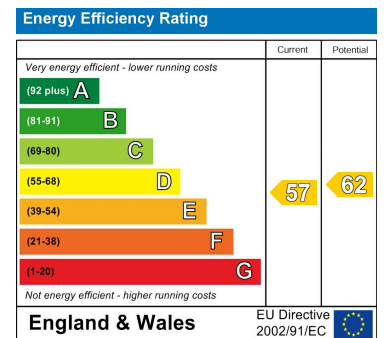
Total area: approx. 57.8 sq. metres (621.7 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only.  
Plan produced using PlanUp.

# Area Map



# Energy Efficiency Graph



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