



TRINITY ROAD, TOOTING BEC  
LONDON SW17 7SQ

*£1,950 Per Month*



CHRISTOPHER ST. JAMES  
Established 1976

Residential / Commercial / Land & Development

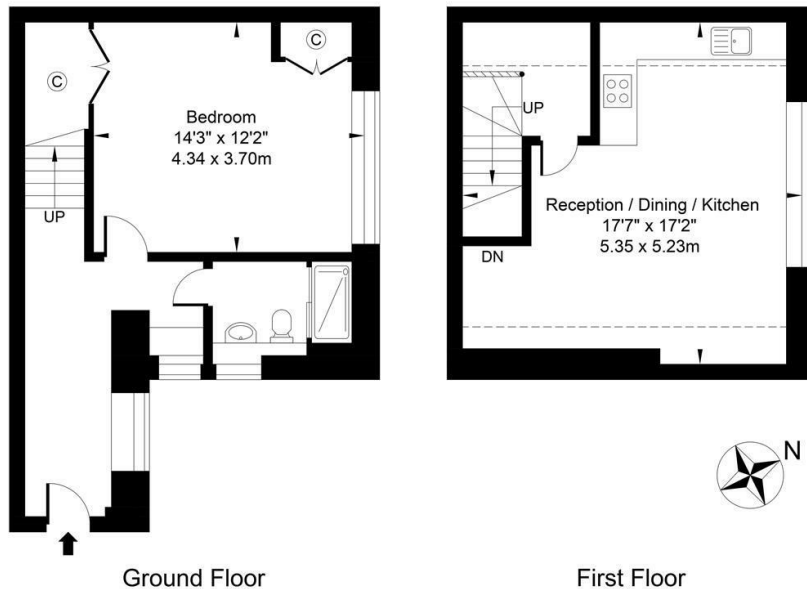
020 8296 1270

[www.csj.eu.com](http://www.csj.eu.com)

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## Trinity Road SW17

Approx. Gross Internal Area 692.44 Sq Ft - 64.33 Sq M



For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography  
[www.interdesignphotography.com](http://www.interdesignphotography.com)

This floor plan should be used as general outline for guidance only.  
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2017

### Description

Available to rent from 1st June 2026 is this split level apartment comprising double bedroom, shower room at ground floor with open plan lounge / kitchen to first floor. The property benefits from communal garden areas and is neutrally decorated throughout with wood strip flooring, recess spotlights, double glazing & electric heating. Offered unfurnished

EPC Rating: D

Council tax: Wandsworth band C

### Location

positioned on a sought-after stretch of Trinity Road, this period conversion is moments from Wandsworth Common, with the shops, cafés and restaurants of Balham and Tooting Bec close by. Excellent transport links include nearby Northern line and mainline stations, along with frequent bus routes, making this an ideal location for convenient access into Central London while enjoying a vibrant, village-style neighbourhood feel.



### VIEWINGS

Viewings available daily

Please contact our residential team on 020 8296 1270 alternatively by email [lettings@csj.eu.com](mailto:lettings@csj.eu.com)

### THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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