



# Trinity Road

Wandsworth Common, SW17

Asking Price £750,000

A magnificent split level Victorian conversion flat set over 900 sq ft with an extensive mature garden and a wealth of character and charm, located within a short walk from Wandsworth Common and the train station.

**CHESTERTONS**



# Trinity Road

## Wandsworth Common, SW17

- Superb split level Victorian conversion flat
- Wealth of character and charm
- Well balanced accommodation of 1,012 sq. ft.
- Generous open plan kitchen reception room
- Two good sized double bedrooms
- Stylish bathroom with underfloor heating, a walk in shower and free-standing bath
- Study room with access to the garden
- Large private sunny garden with two patio seating areas



A beautifully presented two-bedroom maisonette with an additional study, its own private entrance and a wonderfully sunny private garden, ideally located just moments from the open green spaces of Wandsworth Common and the popular shops, cafés and restaurants of Bellevue Road.

Extending over 900 sq ft, the accommodation is arranged over two floors, giving the feeling of a house, and offers well-balanced living space throughout. The ground floor comprises two generous double bedrooms, one of which features double doors opening directly onto a private garden spanning over 60 ft. To the rear is a stylish bathroom fitted with a free-standing roll-top bath and separate shower cubicle.

Stairs lead up to the raised ground floor, positioned above street level, where there is a bright and spacious open-plan kitchen, dining and reception room. Benefiting from a sunny aspect, the space is filled with natural light, while contemporary shutters provide additional privacy.

To the rear of the property is a separate study, ideal for home working or occasional guest accommodation, with a door opening onto a spiral staircase leading down to the garden.

The private garden is enclosed and not overlooked, creating a peaceful and secluded outdoor space. A patio area leads onto a level lawn, with a further seating area to the rear, well suited to outdoor dining and entertaining.

**Tenure:** Share of Freehold 104 years 1 months

**Service Charge:** £2400

**Ground Rent:** £0

**Local Authority:** London Borough of Wandsworth

**Council Tax Band:** E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## *Chestertons Wandsworth Common Sales*

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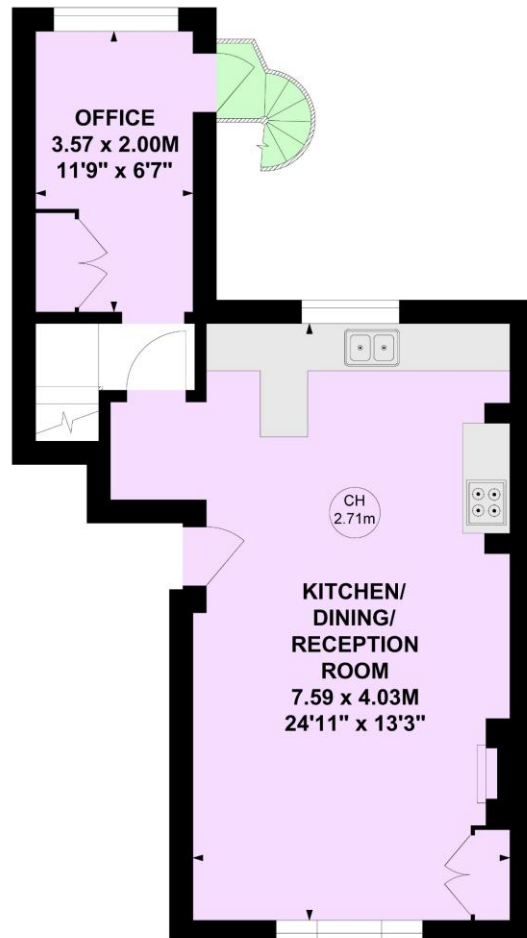
Approximate gross internal area

90.97 sq m / 979 sq ft

Key :  
CH - Ceiling Height



**Ground Floor**



**Raised Ground Floor**

Not to scale, for guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only

