



Trinity Road
Wandsworth Common, SW18

CHESTERTONS





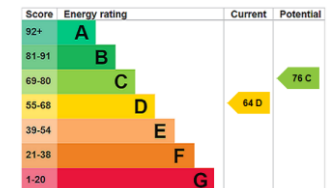
This delightful 870 sq. ft. period conversion offers a perfect blend of character and contemporary living. Benefitting from your own private entrance and boasting two bedrooms, a bright and airy reception room, and a kitchen with period features throughout, the property exudes charm and warmth. Further benefits include the 7 meter long bathroom with a roll top bath tub, wet room and a double vanity.

A particular highlight is the south-west facing garden, ideal for relaxing or entertaining, capturing the afternoon sun. The property offers great storage throughout featuring a 4m x 1.2m x cellar. The flat is located within a short walk of Wandsworth Common, providing expansive green spaces and leisure opportunities, as well as excellent transport links via Wandsworth Common Station.

With its combination of period charm, garden access, and convenient location, this flat presents an exceptional opportunity for first-time buyers, young professionals, or those looking to enjoy the lifestyle of one of London's most desirable areas.

- Victorian conversion flat
- 870 sq. ft.
- Long lease
- Opposite the Toast Rack
- Direct access to South West facing garden
- Wandsworth Common 0.1 miles

Asking Price £635,000



Tenure: Leasehold 83 years remaining (in the process of being extended to 173 years)

Service Charge: £583 per annum

Local Authority: Wandsworth Council

Council Tax Band: C

Chestertons Wandsworth Sales

47 East Hill

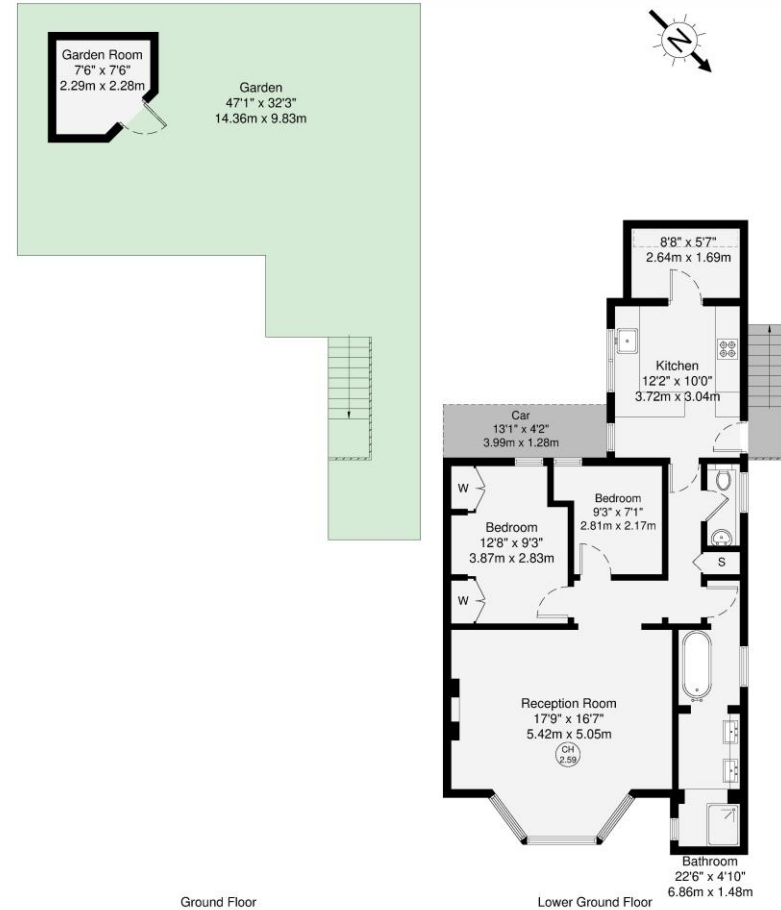
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GROSS INTERNAL AREA (GIA) The footprint of the property 79.62 sq m / 857 sq ft	TOTAL STORAGE SPACE Storage and wardrobe total area 1.7 sq m / 18 sq ft	EXTERNAL FEATURES Garden, Balcony, Terrace, Verandah etc. 141.2 sq m / 1519 sq ft	RESTRICTED HEAD HEIGHT Limited use area under 1.5m 1 sq m / 10 sq ft
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Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

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