



## Trinity Road, Southall, UB1 1EP

Offers Over £475,000



A well-positioned property located on the ever-popular Trinity Road in SW17, offering excellent living space in a vibrant and well-connected South West London setting. The property is ideally suited for families, professionals, or investors seeking strong rental demand and long-term capital growth.

Trinity Road is a sought-after residential location within the London Borough of Wandsworth, predominantly comprising period conversions and attractive residential buildings. The area is known for its strong property values and consistent demand, with average prices in the postcode around £460,000–£480,000 and higher for larger or well-presented homes.

The property benefits from excellent transport links, with Tooting Bec Underground Station (Northern Line) within close proximity, providing direct access into Central London. Additional nearby stations include Balham and

- Sought-after location on Trinity Road, SW17
- Ideal for families, professionals, or investors
- Excellent transport links via Tooting Bec Underground Station (Northern Line)
- Vibrant and well-connected South West London setting
- Situated within the popular London Borough of Wandsworth
- Strong rental demand and long-term capital growth potential
- Easy access to Balham and Tooting Broadway stations
- Nearby cafés, restaurants, and local amenities on Bellevue Road

