



TRINITY ROAD

London SW17



TRINITY ROAD WANDSWORTH SW17

An exceptional three bedroom maisonette with private garden close to Wandsworth Common.

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Local Authority: London Borough of Wandsworth

Council Tax band: E

Tenure: Share of Freehold plus leasehold, approximately 104 years remaining

Service charge: £990 per annum, reviewed annually, next review due 2026

Ground Rent: £250 per annum

Guide Price: £775,000



A CHARMING GARDEN FLAT, MOMENTS FROM THE COMMON

A beautifully proportioned three-bedroom maisonette with private entrance and a generous sunny garden located less than 500 yards from the green open spaces of Wandsworth Common and array of shops of Bellevue Road.

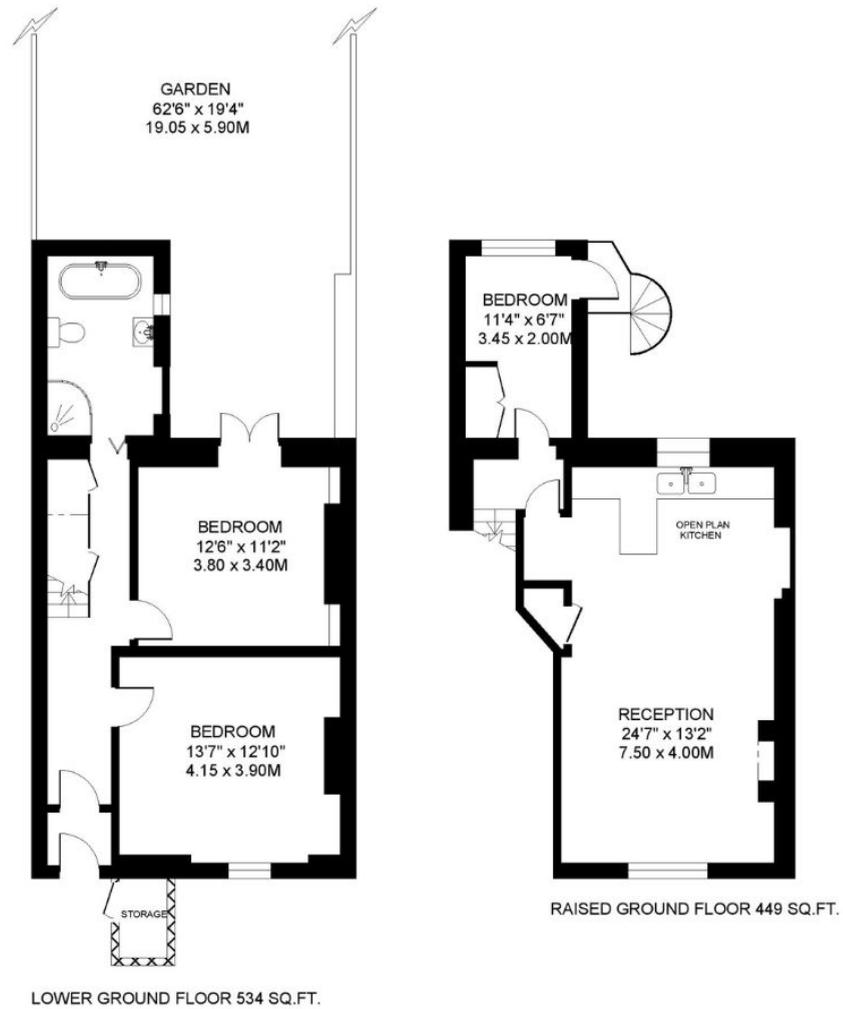
Accessed via a private entrance on the lower ground floor with accommodation measuring just under 1,000 sq ft. There are two generous bedrooms on the lower ground floor, one of which includes double doors opening out to the private garden. A modern bathroom suite is at the rear with free-standing roll top bath, shower cubicle, WC and wash hand basin. Stairs rise to the raised ground floor, set above road level, and opening into the open-plan kitchen, dining and living room. This space enjoys plenty of natural light due to the sunny orientation and modern shutters provide privacy. The kitchen is well-appointed and includes a range of wall and base units, breakfast bar and space for free-standing appliances. To the rear of the plan is the third bedroom which would make a comfortable study/work from home space, with a door opening out to a spiral staircase leading to the garden.

The garden is enclosed by boundary walls and fencing and enjoys a high degree of privacy. There is a small patio area leading to a level lawn and further patio/seating area at the rear, perfect for al fresco dining and entertaining guests.









(Including Basement / Loft Room)
Approximate Gross Internal Area = 91.32 - 92.72 sq m / 983 - 998 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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