



Absolute Homes

Trinity Road, Wandsworth, SW17

Description:

This well-presented lower ground floor garden apartment forms part of an attractive Victorian conversion in one of South West London's most sought-after residential areas. Offering approximately 740 sq ft of well-proportioned accommodation, the property combines period charm with modern finishes, including a recently installed kitchen and contemporary bathroom.

Accessed via a turning staircase, the apartment opens into a welcoming inner hallway leading through to a bright and airy reception space, finished with tiled flooring and ideal for both relaxing and entertaining. From here, double doors provide direct access to a private west-facing patio garden, creating a wonderful extension of the living space and a perfect spot to enjoy afternoon and evening sun. The double bedroom is generously sized, complemented by a sleek, modern bathroom.

Ideally positioned for commuters, the property is within easy walking distance of Wandsworth Common station, as well as Balham Underground and Overground, with Clapham Junction also accessible. The green open spaces of Wandsworth Common are just moments away, alongside an excellent selection of local shops, cafés, bars and restaurants. Further enhancing its appeal, the property falls within one of London's lowest council tax boroughs, making it an attractive and practical choice for both owner-occupiers and investors alike.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

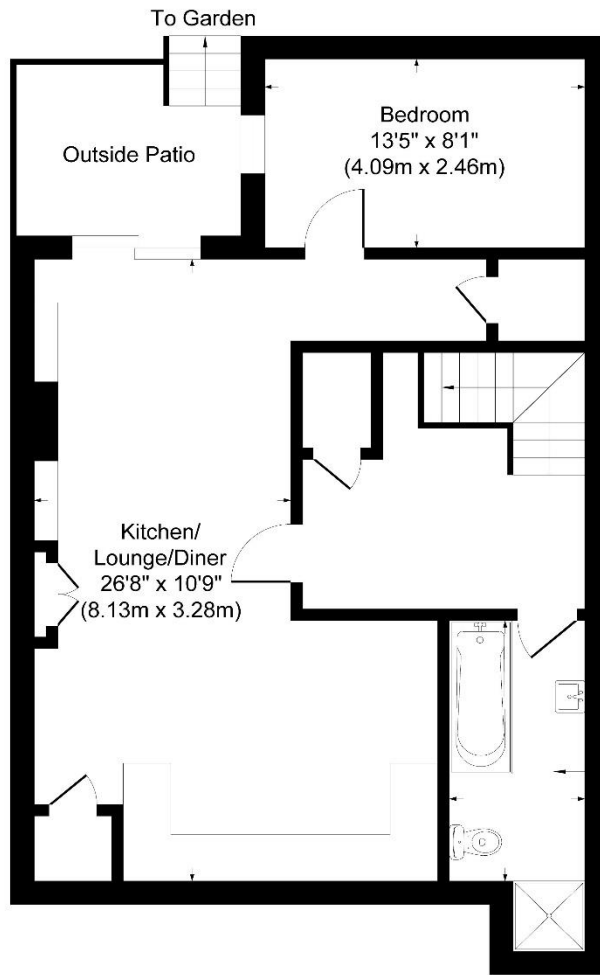


INFORMATION

TENURE:	TBC
LEASE REMAINING:	TBC
COUNCIL TAX:	Band C
COUNCIL:	Wandsworth Borough Council
EPC:	C
PRICE:	£475,000

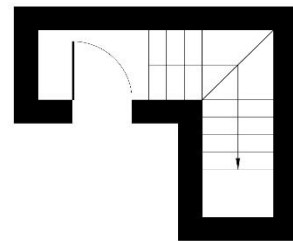


**Approximate Gross Internal Area
69sq m - 740 sq ft**



Basement

**Bathroom
13'5" x 8'1"
(4.09m x 2.46m)**



Ground Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.



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Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliance or fittings. Measurements, floorplans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consents has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

