



Trinity Road, London **SW17**

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A good size one bedroom apartment located close to Bellevue Road and Wandsworth Common. Both the underground at Tooting Bec (Northern line) and the over ground station at Wandsworth Common are a short walk away allowing quick access to the City and the West end. The property is a leasehold apartment and is offered chain free.

The property is in good condition and comprises one double bedroom, bathroom, large reception room with an adjacent kitchen.

This would make an ideal purchase for a first time buyer or a buy to let investor with the apartment having no onward chain



Guide price: £385,000

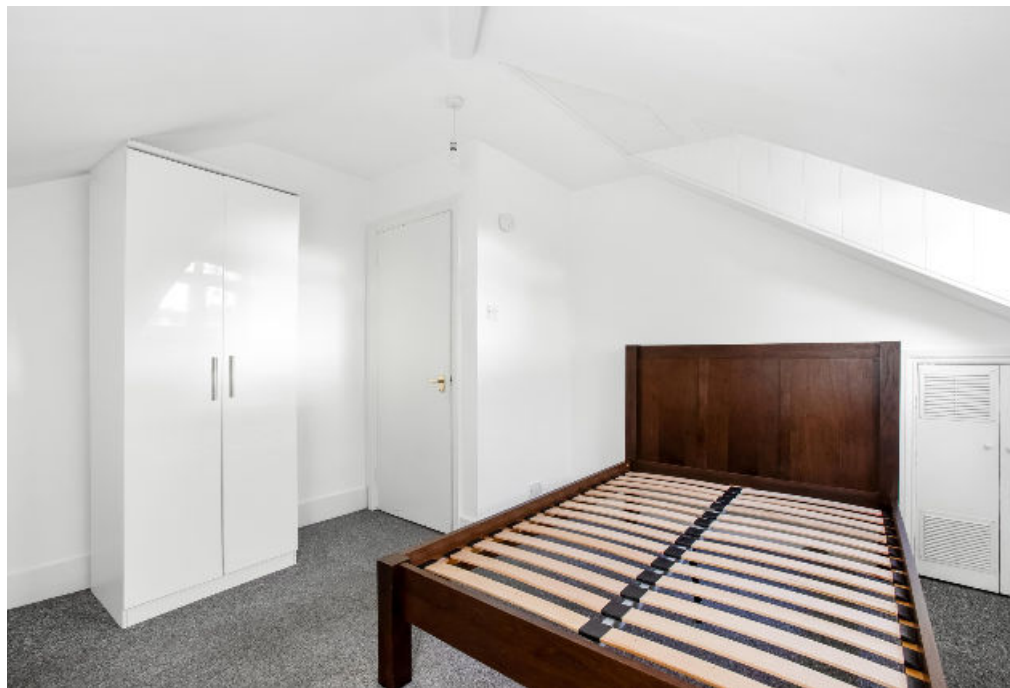
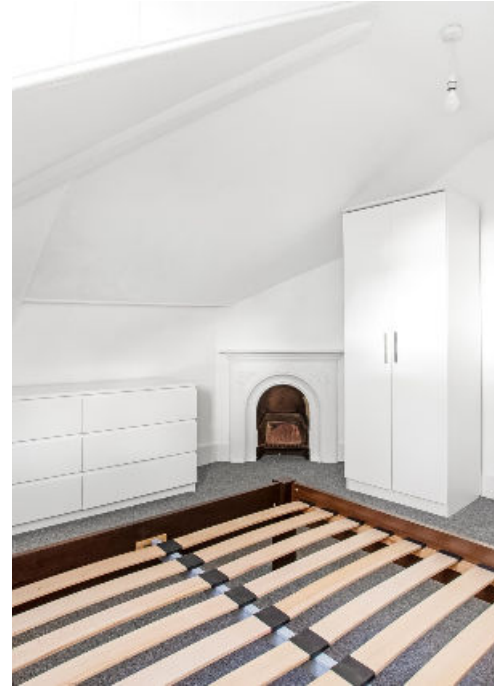
Tenure: Leasehold: approximately 122 years after completion

Service charge: £2,358 per annum, reviewed every year, next review due 2024

Local authority: London Borough of Wandsworth

Council tax band: C




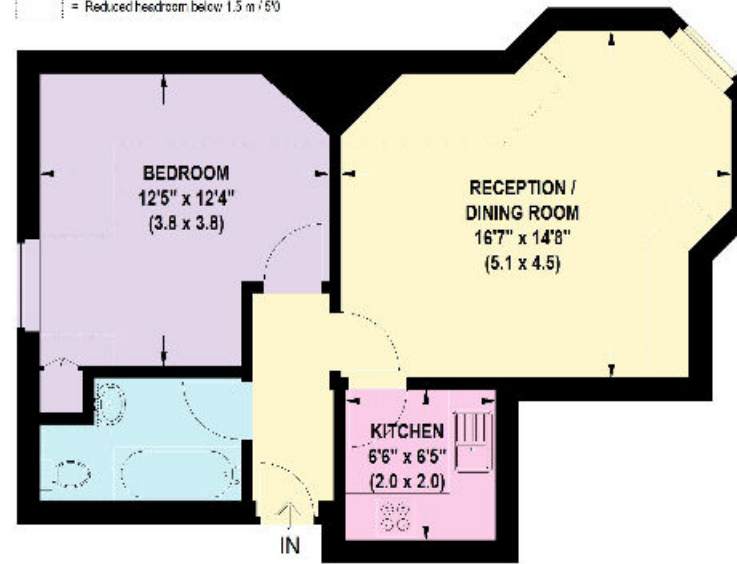


Approximate Gross Internal Floor Area 45.9 sq m / 494 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



 = Reduced headroom below 1.5 m / 5'0"



SECOND FLOOR



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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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