



TRINITY CRESCENT, TOOTING BEC, SW17
£650,000

Carter Jonas

TRINITY CRESCENT, TOOTING BEC, SW17

A spacious, 870sqft, two-double bedroom, with two-bathrooms apartment set on the first floor of an impressive Victorian building, with a beautiful South facing communal garden at the rear. Located close to Tooting Bec Station, and within easy reach of Balham and Wandsworth Common.

With high ceilings throughout, and a large open-plan kitchen/reception room, the flat provides excellent lateral space. Both the bedrooms are bright and well-proportioned, with useful in-built storage. The principal bedroom is also provided with an impressive en-suite bathroom with a double sink. The second double bedroom is serviced by a shower room.

Trinity Crescent is a pretty, leafy crescent with substantial Victorian period buildings, which runs from Trinity Road to Balham High Road and is only moments from the Northern Line at Tooting Bec. Wandsworth Common Overground (12 minutes to Victoria) and Balham Station are also within easy reach.

AMENITIES

- Two double bedrooms
- En suite bathroom
- Shower room
- Open plan kitchen/ reception room
- Lateral first-floor flat at 870 sqft
- Communal garden
- Close to Tooting Bec (Northern Line)
- Close to Balham (Northern Line)
- Close to Tooting and Wandsworth Commons
- Share of Freehold

TENURE Share of Freehold

LOCAL AUTHORITY

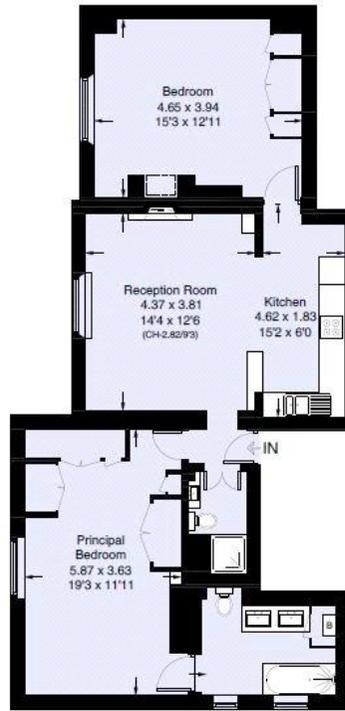
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Trinity Crescent, SW17
 Approximate Gross Internal Area = 80.8 sq m / 870 sq ft
 Including Limited Use Area (1.1 sq m / 12 sq ft)

 Reduced head height below 1.5m



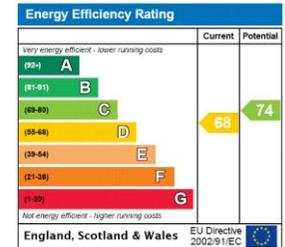
First Floor

This marketing 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.



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