



**RAMPTON
BASELEY**

TRINITY ROAD, SW18 / SHARE OF FREEHOLD

A BEAUTIFULLY PRESENTED ONE-BEDROOM FLAT ARRANGED OVER THE TOP FLOOR OF AN IMPOSING DETACHED VICTORIAN HOUSE ADJACENT TO WANDSWORTH'S PRESTIGIOUS TOAST RACK.

Situated to the rear of the building, away from busy traffic, the property is bright and airy throughout and has a wonderful view down Nicosia Road. Accommodation comprises a lovely reception room with three large sash windows and room for a small table and chairs. There is a smart, "shaker-style" kitchen with an integrated oven and induction hob, together with a spacious double bedroom with built-in storage and a modern fitted bathroom.

There is off-street parking for one car to the front of the building.

The property is conveniently located on Trinity Road on the corner of Nicosia Road and a stone's throw from Wandsworth Common. The amenities of Bellevue Road, Northcote Road, and Balham High Road are all within easy walking distance. Transport can be found nearby at Wandsworth Common station which provides quick and easy access to central London via Victoria and Clapham Junction. Tooting Bec and Clapham Junction stations are also easily accessible.

Council Tax Band: C | EPC: D | Tenure: Share of Freehold

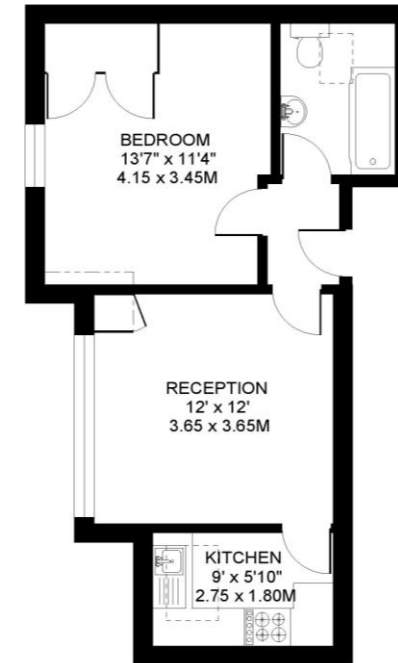
IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



ALL STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE MADE WITHOUT RESPONSIBILITY ON THE PART OF RAMPTON BASELEY ESTATE AGENTS

TRINITY ROAD
WANDSWORTH
LONDON SW18

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
430 SQ.FT / 40.0 SQ.M.



SECOND FLOOR

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This plan is proportionally correct, but not to a given scale, and is for guidance only, and must not be relied upon as a statement of fact.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of theRICS Code of Measuring Practice.
Where a room has a sloping ceiling, the dotted line marks 1.5m height, and the measurements are shown at floor level.

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