

**RAMPTON
BASELEY**

TRINITY ROAD, SW17 / SHARE OF FREEHOLD

THIS BEAUTIFUL DOUBLE BEDROOM FLAT BOASTS A FANTASTIC, TERRACED GARDEN AND IS FINISHED TO A HIGH STANDARD. CONVENIENTLY LOCATED ON TRINITY ROAD, THIS FANTASTIC FLAT OCCUPIES THE GROUND FLOOR OF A CONVERTED VICTORIAN BUILDING.

A spacious open plan kitchen living room can be found to the rear of the property with beautiful parquet flooring running throughout and sliding concertina doors open out into the patioed garden. There is plenty of room for a dining table making it the perfect space for everyday living and entertaining. The kitchen itself has been beautifully finished with good quality wall and base units, modern integrated appliances and composite stone worksurfaces.

A light and airy double bedroom is situated to the front of the property and benefits from a skylight and a luxurious en suite bathroom. The finish throughout is exceptional and it is clear that the materials, fittings and workmanship are of the highest quality.

This superb flat is positioned on Trinity Road. An ideal location for Tooting's varied and abundant restaurants, bars and gastro pubs. Transport can be found at Tooting Broadway Underground station, approximately a five-minute walk away, with its excellent connections to the City and West End via the Northern Line.

Council Tax: C | EPC: C | 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.

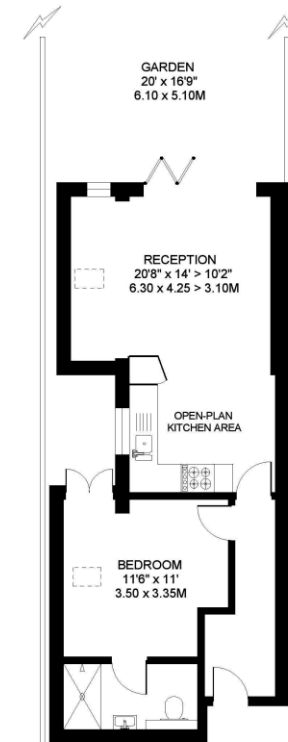


ALL STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE MADE WITHOUT RESPONSIBILITY ON THE PART OF RAMPTON BASELEY ESTATE AGENTS

TRINITY ROAD
TOOTING BEC
LONDON SW17



APPROXIMATE INTERNAL FLOOR (LIVING) AREA
483 SQ.FT. / 44.9 SQ.M.



GROUND FLOOR

COPYRIGHT:
FLOORPLAN PRODUCED FOR "RAMPTON BASELEY" by www.ramptonbaseley.co.uk
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 the RICS Code of Measuring Practice.
Where a room has a sloping ceiling, the dashed line marks 1.5m height, and the measurements are shown at floor level.

RAMPTON BASELEY OFFICES

NORTHCOTE ROAD SW11 | 020 7228 5111
BELLEVUE ROAD SW17 | 020 3846 0999
BALHAM HIGH ROAD SW17 | 020 8767 7079
GARRATT LANE SW18 | 020 8879 6205

www.ramptonbaseley.com

