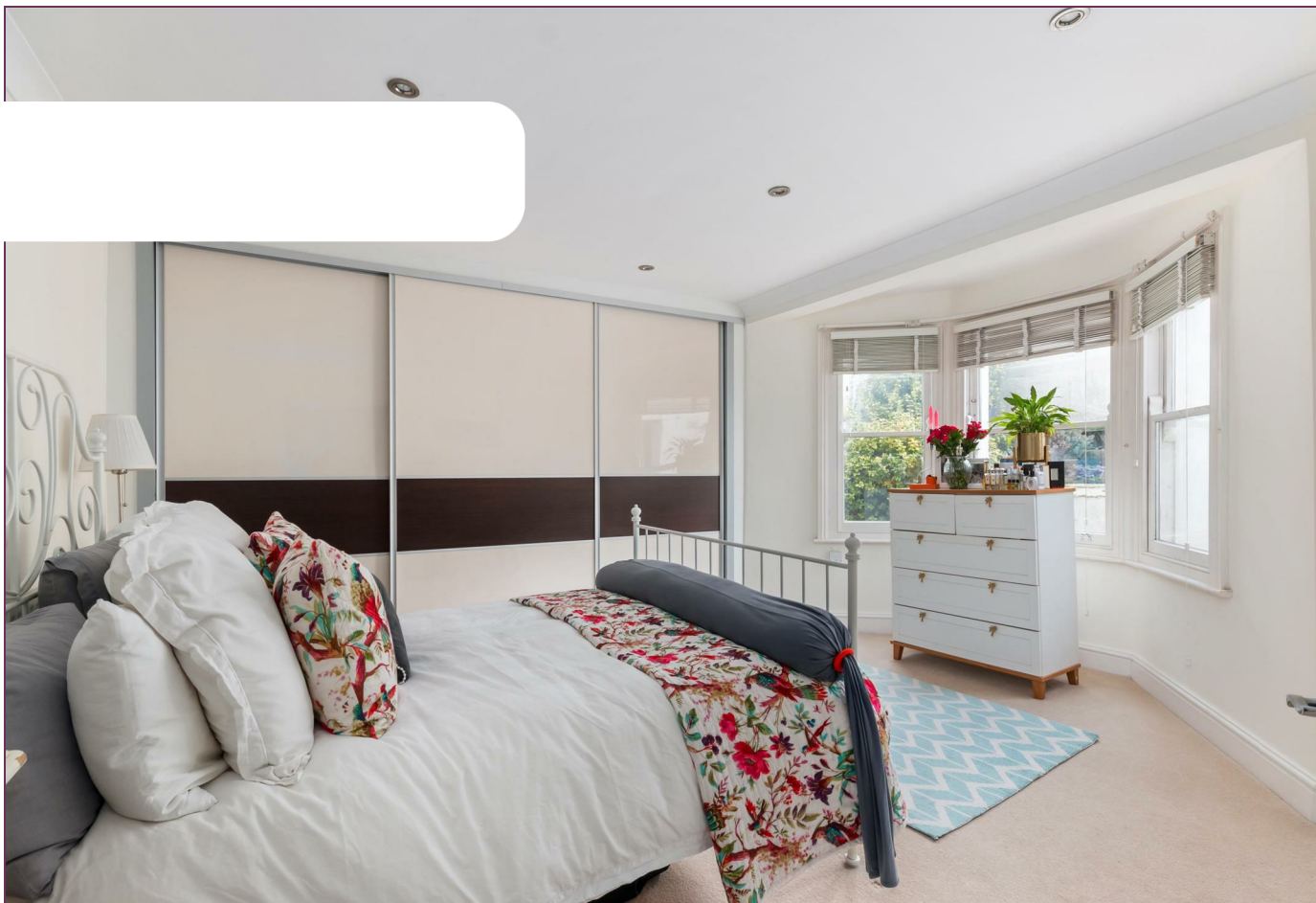




FLAT

Trinity Road
Tooting Bec
Tooting
SW17 7HR

£680 Per Week

Trinity Road SW17
Period Victorian Conversion Flat
Two Double Bedrooms
Two Receptions
Private Garden
Modern Bathroom
Close To Local Amenities
Perfect For Professional Couple
Available Now
Available Unfurnished



absolute living

2 BED FLAT LOCATED IN TOOTING

Absolute Living are delighted to offer the lettings market this bright and spacious period Victorian conversion two double bedroom flat with a private garden a short walk away from Wandsworth Common train station and Tooting Bec underground station . Available on the market on a unfurnished basis. Available Now.

Call us on
020 3002 9002
hello@absoluteliving.co.uk



Energy Efficiency Rating

Rating	Current (2020/21)	Potential (2021/22)
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	79
(39-54) E		
(21-38) F		
(1-20) G		

Not energy efficient - higher running costs

EU Directive 2020/1856

England & Wales

Environmental Impact (CO₂) Rating

Rating	Current (2020/21)	Potential (2021/22)
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

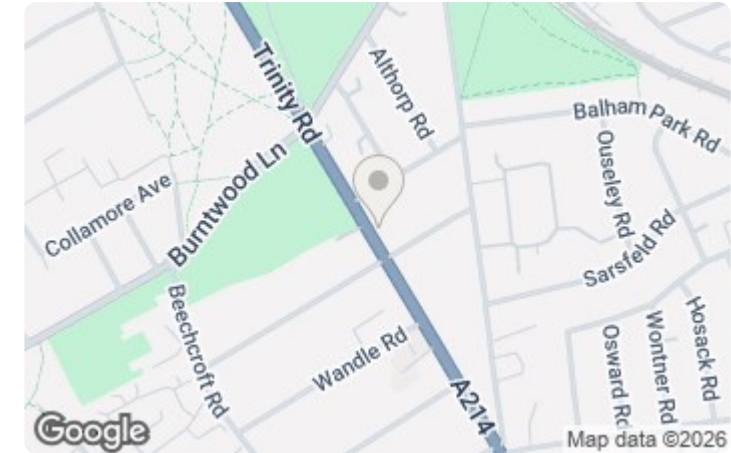
Not environmentally friendly - higher CO₂ emissions

EU Directive 2020/1856

England & Wales

Full Description

The property is a well proportioned accommodation arranged over the raised ground and lower ground floors. The ground floor has a large double reception with doors that can separate the two rooms. Both rooms boast period fireplaces and high ceilings. The kitchen breakfast room is fully fitted, with space for dining and French doors lead out onto a decked area then to the spacious garden with a shed. On the lower ground floor there are 2 good size double bedrooms, one with extensive built in wardrobes, a separate WC, a bathroom with separate shower and utility area. Side return access onto the garden from this level is also available. The flat is over 1150 square feet in size and is presented in fabulous condition throughout. Located on the section of Trinity Road between Nottingham Road and Brodrick Road the flat is in an excellent position, close to Wandsworth Common, Wandsworth Common train station, Tooting Bec underground and the amenities of Bellevue Road, Northcote Road and Earlsfield. Perfect for a professional couple looking in the area. On the market on a unfurnished basis. Early viewings are highly recommended.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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