



 RAMPTON  
BASELEY

TRINITY ROAD, SW18 / FREEHOLD

## SW18 / FREEHOLD

**THIS HANDSOME, FOUR-BEDROOM VICTORIAN FAMILY HOUSE IS SET BACK FROM THE ROAD IN AN ENVIABLE LOCATION TO THE FRONT OF THE 'TOAST RACK', JUST OFF WANDSWORTH COMMON. ARRANGED OVER THREE WELL-PROPORTIONED FLOORS, WITH HIGH CEILINGS AND ORIGINAL FEATURES, THE PROPERTY HAS PLANNING PERMISSION IN PLACE TO CREATE AN EVEN MORE SUBSTANTIAL HOME OF OVER 3,400 SQ FT (REF NO. 2022/3228).**

The property opens to a spacious entrance hall with a tessellated floor which leads through to an incredibly bright double reception room. With beautiful hardwood floors, this elegant room flows into the conservatory and dining room, and then on into the kitchen at the back of the house. The kitchen has plenty of cabinet storage and worktop space and overlooks the garden which is extremely private and filled with light. Mostly laid with patio with borders perfect for planting, the garden is ideal for al fresco eating and entertaining during the summer months. A downstairs cloakroom completes the accommodation on the ground floor and there is an unusually deep and large basement cellar beneath. This extends across the main footprint of the house and boasts excellent potential with permission already granted.

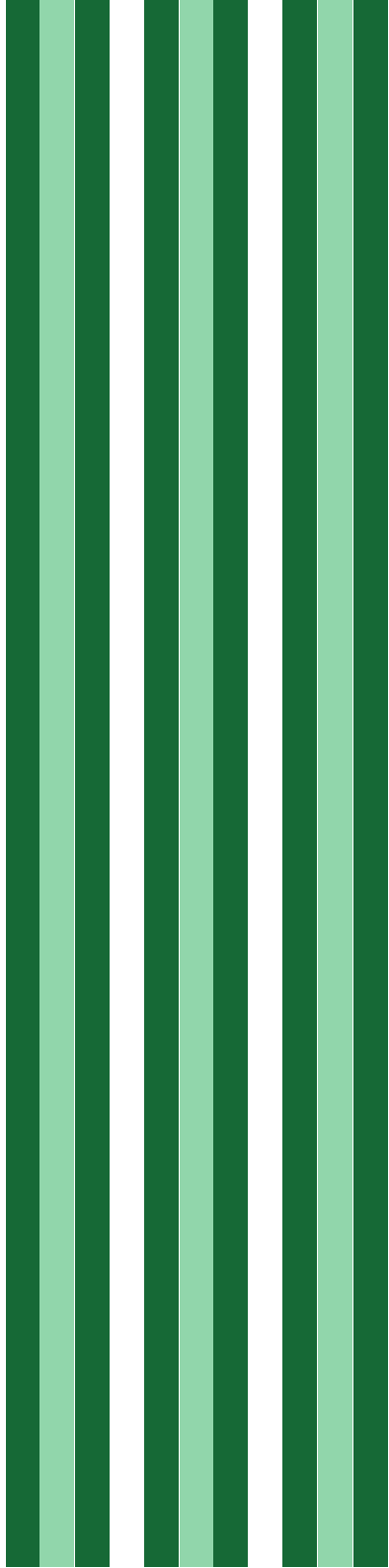




**DOUBLE RECEPTION ROOM | KITCHEN  
BREAKFAST ROOM | FOUR DOUBLE  
BEDROOMS | TWO BATHROOMS |**

**DOWNSTAIRS CLOAKROOM | GARDEN  
| LARGE CELLAR | PLANNING  
PERMISSION IN PLACE | CHAIN FREE**





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Two double bedrooms and a spacious family bathroom are to be found on the first floor. The principal bedroom to the front of the house has floor-to-ceiling built-in wardrobes and the large bay window floods the room with light. The bedroom to the back of the house could be used as a study and there is permission for a balcony to be added. A beautiful staircase, filled with natural light from a large sash window, leads up to the second floor. On this level there are two further double bedrooms, a utility room, and a shower room. Permission has been granted for an additional BUD extension and full loft conversion.

This stunning property is positioned on Trinity Road, between Henderson Road and Nicosia Road. The excellent amenities, shops, bars and restaurants on both Bellevue Road and Northcote Road are within easy walking distance, and the wide-open spaces of Wandsworth Common are just moments away. There is a good selection of schools locally including Finton House, Northcote Lodge, Thomas's Clapham and Emanuel, as well as many currently Ofsted-rated Outstanding state schools, subject to catchment and entry each year. Transport can be found at either Wandsworth Common Overground or Tooting Bec Underground, both approximately ten-minutes' walk and the area is also well served by the bus network.

Some images have been CGI rendered from approved planning permission.

Council Tax Band: G | EPC: D | Tenure: Freehold

