



 RAMPTON
BASELEY

TRINITY ROAD, SW17 / LEASEHOLD

NESTLED RIGHT IN THE HEART OF TOOTING BEC, 28 TRINITY ROAD FEATURES THREE STUNNING APARTMENTS: TWO ONE-BEDROOM APARTMENTS AND ONE TWO-BEDROOM APARTMENT ON THE GROUND FLOOR.

Thoughtfully designed, this one-bedroom apartment, measuring approximately 550 sq ft, embraces elegance and style with its high ceilings and herringbone natural oak flooring throughout.

The open-plan kitchen/dining room is fully fitted with white Shaker-style kitchen units with brushed chrome hardware, white quartz stone worktop, and integrated appliances. With ample room for a dining table and comfortable seating, this space is perfect for everyday family living and entertaining.

The wonderful double bedroom can be found at the back of the property, boasting high quality fitted carpet and underlay and fitted wardrobes.

A separate utility/laundry room and a family shower room complete this property.

Conveniently located on Trinity Road, the property is ideally located for all the amenities of Bellevue Village and the wide-open green spaces of Wandsworth Common. The nearest Overground stations are Balham and Wandsworth Common, with quick and easy access to central London via Clapham Junction and Victoria. Tooting Bec Underground station (0.4 miles – Northern Line) is also within easy reach and provides access to the City via Bank. There are several popular state and independent schools nearby, subject to catchment and places each year.

Council Band Tax: TBC | EPC: TBC | Tenure: Leasehold

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

Approximate gross internal area

51.10 sq m / 550 sq ft



First Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate. This floorplan is for illustrative purposes only and not to scale. Measured in accordance with RICS Standards.

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