



Absolute Homes

Trinity Road, SW17

DESCRIPTION:

We are pleased to offer this lower ground floor garden apartment forming part of a Victorian house conversion offering overall good size accommodation, fitted kitchen modern full bathroom and double bedroom.

Upon entering the apartment there is a turning staircase to the lower ground floor where the inner hallway is. From here there is access to the modern bathroom and into the main reception area.

This bright apartment comes with tiled floors to the main reception a recently installed kitchen and bathroom, double bedroom and from the reception room there are double doors leading outside and steps upto the fenced patio garden.

For the commuter, this apartment is conveniently positioned for Wandsworth Common Overground Station being 0.4 miles (8 minute walk), 0.7 miles to Balham Tube and Overground Station (16 minute walk) and Clapham Junction at 1.6 miles distant taking half an hour to walk.

A distinct advantage for this location, is the property is in the lowest council tax borough in the UK.

Situated only a short walk away from the green open spaces of Wandsworth Common itself and close to local amenities, with an abundance of bars and restaurants to choose from.

Early viewing is highly recommended, offered unfurnished and available immediately.



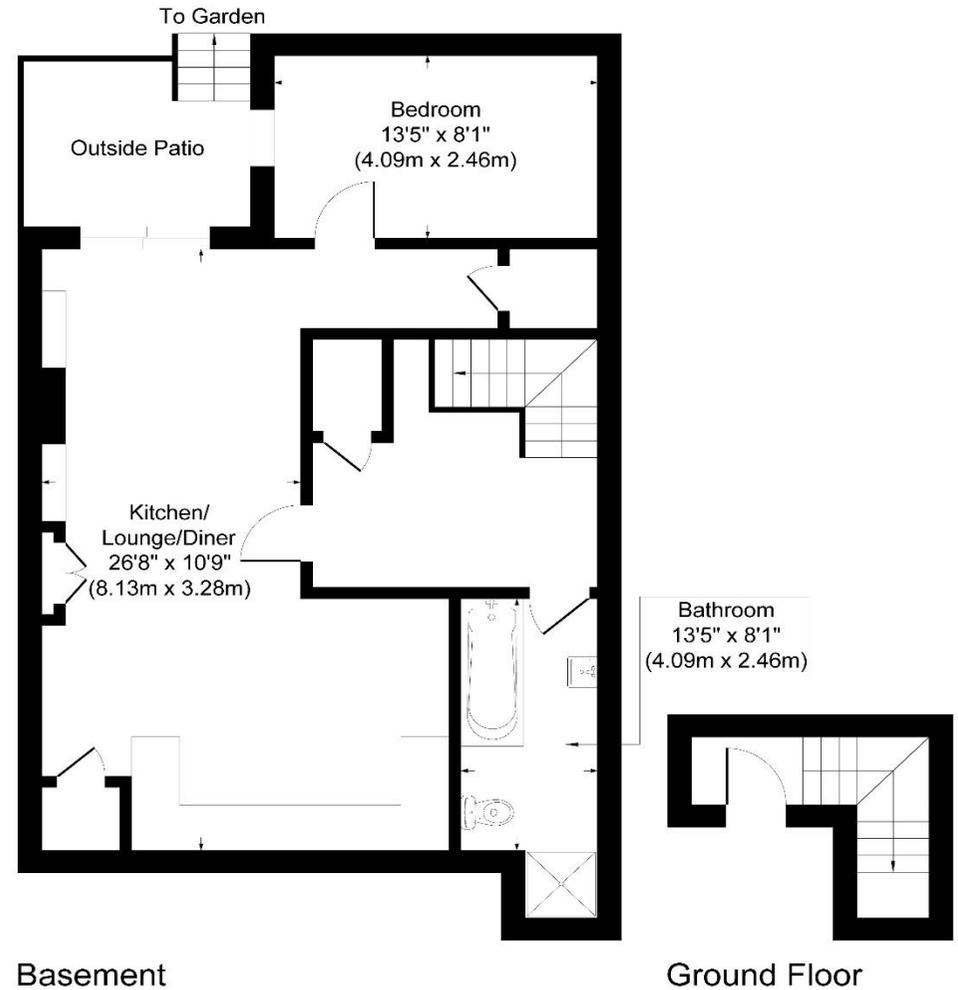


INFORMATION

AVAILABILITY:	Immediate Pets Allowed
EPC:	Awaited
PRICE:	£1,900 per calendar month
COUNCIL:	Wandsworth Borough Council
COUNCIL TAX:	Band C



**Approximate Gross Internal Area
69 sq ft - 740 sq m**



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.

absolute-homes.co.uk

01784 557 898

info@absolute-homes.co.uk

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliance or fittings. Measurements, floorplans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consents has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

