



**TRINITY ROAD, LONDON, SW17**  
£2,500 per month\*

**Carter Jonas**

# TRINITY ROAD, LONDON, SW17

Fabulous light brand newly refurbished high spec contemporary 2 bedroom flat. One of three flats making up this handsome Victorian house and very close to Tooting Bec tube (Northern Line), Balham and Wandsworth Common overland (12 minutes to Victoria) in the other direction.

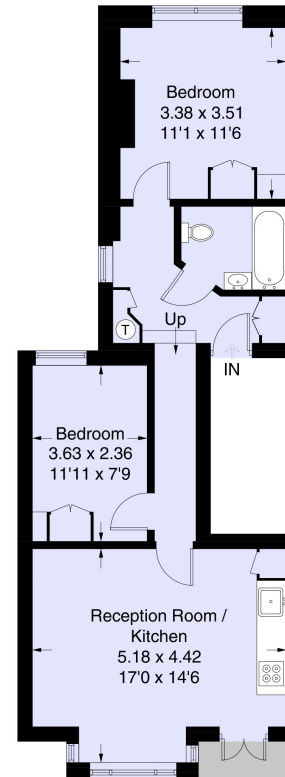
Newly refurbished/everything new  
Modern/contemporary  
Victorian conversion  
2 bedrooms  
1 good bathroom  
Kitchen/reception room  
Small balcony  
Tooting Bec Tube (Northern Line)  
Wandsworth Common (overland to Victoria)  
Electricity included in the rent (no gas)  
Furnished or Unfurnished

The flat is situated at the Tooting Bec end of Trinity Road, parking around the corner on Eatonville Road and a small M&S as your corner store as well as all the bars, restaurants and amenities of Balham, Bellevue Road and Tooting.

Tenancy Deposit = 5 weeks rent £2,885  
Holding Deposit = 1 weeks rent £576.92

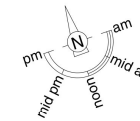
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	53	67
EU Directive 2002/91/EC		

Trinity Road, SW17  
Approximate Area = 57.6 sq m / 620 sq ft  
Including Limited Use Area (0.9 sq m / 10 sq ft)



First Floor

This marketing plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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Classification L2 - Business Data

## IMPORTANT INFORMATION

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