



**THE BONNER BUILDING, 224 TRINITY ROAD, SW17**

**Carter Jonas**

# THE BONNER BUILDING, TRINITY ROAD, SW17

An impressive split level, two-bedroom apartment of 826 sq. ft, positioned at the quiet rear of the sought after Bonner Building in the heart of Bellevue Village. Set moments from the green open spaces of Wandsworth Common and directly opposite the picturesque Trinity Fields Cricket Ground, the property offers a superb blend of space, light and convenience.

Beautifully presented throughout, the flat features a generous open plan reception and kitchen leading out onto a private balcony, perfectly sized for a table and chairs and offering peaceful rooftop views across Bellevue Village. The accommodation includes two well-proportioned double bedrooms, two bathrooms (one en suite), and excellent storage.

Further benefits include an allocated off-street parking space, a long 997-year lease, and a secure, well maintained residential building with only a small number of apartments. The Bonner Building sits in an enviable position across from Wandsworth Common and the vibrant cafés, restaurants and boutiques of Bellevue Road. Transport links are excellent, with Tooting Bec Underground (Northern Line) is 0.6 miles, Wandsworth Common Overground is 0.4 miles, and the 319 bus to the King's Road is easily accessible.

- Impressive split level apartment of circa 826 sq. ft
- Quiet rear position within the exclusive Bonner Building
- Two double bedrooms
- Two bathrooms (including one en suite)
- Bright open plan reception room
- Private balcony with attractive rooftop views
- Allocated off street parking space
- Moments from Wandsworth Common and Bellevue Village
- Excellent transport links (Northern Line, Wandsworth Common Overground, 319 bus)
- Long lease with approx. 997 years remaining
- Service charge: £2,300 pa
- Ground rent: £250 pa

**TENURE** Leasehold

**LOCAL AUTHORITY** London Borough of Wandsworth

**EPC BAND** C

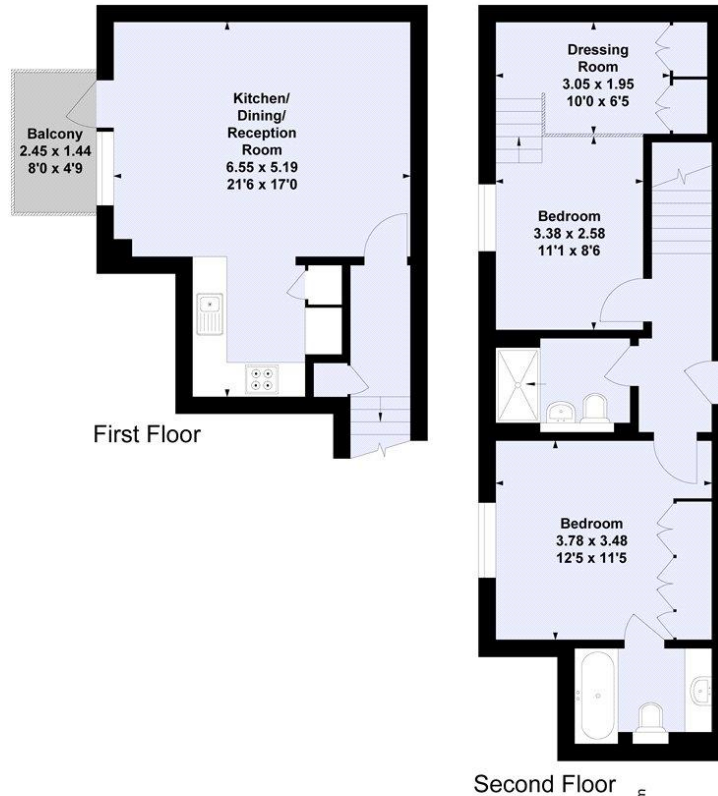
## A CONTEMPORARY FLAT IN THE HEART OF BELLEVUE VILLAGE AND NEXT TO WANDSWORTH COMMON.



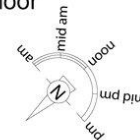


# The Bonner Building, SW17

Approximate Floor Area = 76.77 sq m / 826 sq ft



This marketing plan is for layout guidance only. Not drawn to scale unless stated. Windows & 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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69-80	C	79 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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