



TRENTHAM STREET, LONDON, SW18
£900,000

Carter Jonas

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This red brick Edwardian property offers a light-filled reception room to the front, featuring hard-wood flooring and a fireplace. To the rear, the kitchen benefits from a high, pitched ceiling, generous granite worktop space, fitted cupboards, underfloor heating and space for a dining table. Sliding glass doors from the kitchen lead to a balcony with steps down to a west facing garden. The garden is currently shared with the ground floor flat, but can be split in two to make it private if so desired.

The first floor comprises a good-sized bedroom, a family bathroom and useful hallway storage housing a washing machine and tumble dryer.

The second floor includes a further bedroom and a spacious principal bedroom with Juliet balcony and ensuite shower room, along with excellent eaves storage.

Trentham Street is an extremely popular road conveniently located for the artisan shops and restaurants of Replingham Road, as well as Southfields Underground station approximately 600m away.

Sole Agents.

AMENITIES

- Three bedrooms
- Private garden
- 1222 square feet
- Share of freehold
- Wonderful location

TENURE Share of Freehold

LOCAL AUTHORITY London Borough of Wandsworth

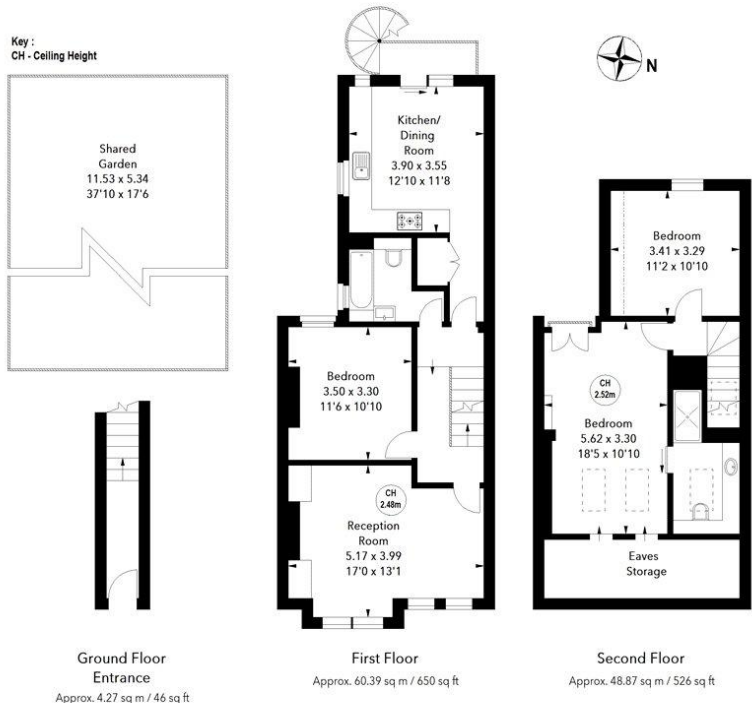
EPC BAND C

AN EXTREMELY WELL PRESENTED AND SPACIOUS (1222 SQ FT) THREE BEDROOM FLAT WITH WELL PROPORTIONED ROOMS AND A WEST FACING GARDEN LOCATED ON THIS POPULAR ROAD IN THE SOUTHFIELDS GRID





Trentham Street, SW18
 Approximate Area = 113.52 sq m / 1222 sq ft
 (Including Eaves Storage)
 Eaves Storage
 7.99 sq m / 86 sq ft



The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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