

**TRINITY ROAD, LONDON, SW17**  
£1,500 per month\*

**Carter Jonas**

# TRINITY ROAD, LONDON, SW17

Great 2 double bedroom split level flat part of a handsome Victorian house and parking for 1 car. Walking to Wandsworth Common, Balham and Tooting.

Two Bedrooms  
One Bathroom  
Reception  
Kitchen  
Split level  
1st Floor  
Parking for 1 car  
Wandsworth Common (12 mins to Victoria)  
Northern Line (Balham or Tooting Bec)  
Furnished

The flat is set back on Trinity Road opposite Wandle Road and ideally located for transport and all the amenities of Balham and Tooting.

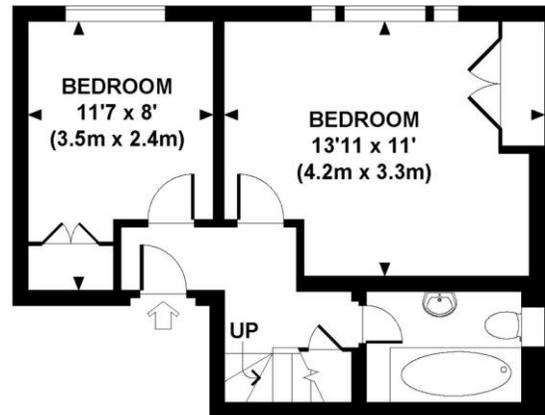
Holding Deposit (1 Weeks Rent): £346.15  
Security Deposit (5 Weeks Rent): £1,730.76

- Two Double Bedrooms
- Reception Room
- Eat-In kitchen
- Bathroom
- Furnished
- Parking
- EPC Rating: E

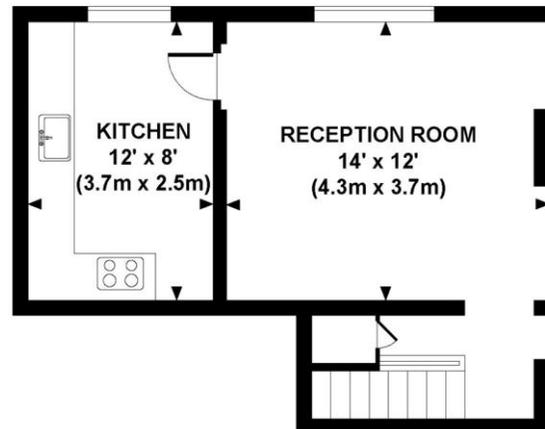
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	53	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## TRINITY ROAD, SW17

Approx. gross internal area  
652 Sq.Ft. / 60.6 Sq.M.



SECOND FLOOR



FIRST FLOOR

All measurements are approximate and for illustration purposes only as defined by theRICS Code of Measuring Practice © 2013. Dowling Jones Design www.dowlingjones.com 020 7610 9933



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