



TRINITY ROAD, LONDON, SW18

Carter Jonas



# TRINITY ROAD, LONDON, SW18

Set back from the road, with parking for two cars and secure side access, this substantial family house, offers fantastic living and entertaining space and one of the best gardens in the area.

## Inside

The imposing porch sets the tone for this elegant house, understood to be the former rectory of Holy Trinity Church on Trinity Road. A wide and light-filled entrance hall flows effortlessly from formal to informal living space. The reception room has substantial volumes, a large bay window and imposing fireplace. The spacious kitchen/dining/living room offers open plan living and entertaining space, amplified by an abundance of natural light, with access directly to the garden. Fitted with an extensive range of bespoke units, integrated appliances, and an Everhot range cooker. To the rear of the space, a family living area. A cloakroom can be found on the ground floor.

The lower ground floor houses the media/games room, a spacious utility room, a plant room and a wine cellar.

On the first floor, the principal bedroom is spacious with high ceilings, a large bay window, built-in wardrobes and an ensuite bathroom. Overlooking the garden, a bright double bedroom, is ideal for guests, has its own small lobby, and adjacent shower room. On the half-landing, a double bedroom also benefits from views of the garden. On the second floor, three double bedrooms, all with fitted wardrobe space, benefit from a family bathroom, with one currently used as a study.

## Outside

A generous terrace, ideal for entertaining, overlooks the south-west facing garden, which is mainly lawned and extends to 110 ft, with a seating area at the bottom. A large, covered shed, runs the length of the house, providing space for bikes and general storage.

## Location

The house is located on Trinity Road, just 160 yards from Wandsworth Common, with sports fields, tennis courts, playgrounds, cafes, and ponds. The shops, cafes, bars and restaurants of Bellevue Road are close by (0.3m), as is Northcote Road (0.6m). Transport links: Wandsworth Common Overland Station to Victoria via Clapham Junction (0.4m), and Underground (Northern Line) at Tooting Bec (1m).



Many of South West London's leading schools are a short distance away: Emanuel School (0.7m), Beatrix Potter (0.7m), Broomwood Prep (0.4m), Bolingbroke Academy (0.7m), Hornsby House (0.9m), Thomas's Clapham (0.8m), Finton House (0.6m). The Foundation coaches to Dulwich College, James's Allen Girls School and Alleyn's stop at Routh Road, 110 yards away.





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## Trinity Road, SW18

Approximate Gross Internal Area = 372.7 sq m / 4010 sq ft

Loft = 43.8 sq m / 471 sq ft

Shed = 4.2 sq m / 45 sq ft

Total = 420.7 sq m / 4526 sq ft

Including Limited Use Area (45.8 sq m / 493 sq ft) & Excluding Void



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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