



TRINITY ROAD, LONDON, SW17
£4,500 per month*

Carter Jonas

TRINITY ROAD, LONDON, SW17

Excellent large four double bedroom house with lots of light and entertaining space and close to Bellevue Road, Wandsworth Common, Balham and many schools including Finton House and Marmalade Bear nursery.

4 bedrooms
2 bathrooms
Kitchen/family room
Reception room
South West facing garden
Wide hallway
Bellevue Road

Transport: Balham tube (Northern Line) and overland, Wandsworth Common (12 minutes to Victoria)
Schools:
Finton House, St Anselms, Fircroft, Rutherford, Ravenstone, Hornsby House, Marmalade Bear

This is a well-proportioned house close Bellevue Road and the common and a short walk to Balham and or Tooting.

Council Tax Band: F
Minimum Tenancy Length: 12 Months
Holding Deposit (1 weeks' rent): £1,038.46
Security Deposit (6 week's rent): £6,230.76

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-)	71	83
(89-91) A		
(85-88) B		
(81-84) C		
(75-79) D		
(69-74) E		
(65-68) D		
(59-64) E		
(51-58) F		
(43-50) G		
(1-40) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Wandsworth Lettings 020 8682 3121

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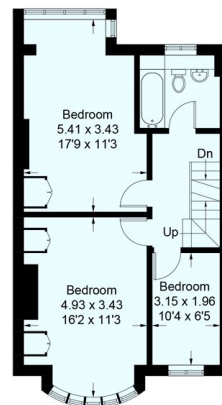


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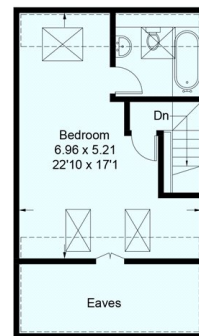
Approximate Gross Internal Area
163.6 sq m / 1761 sq ft (Including Eaves)
Approximate Gross Internal Area
153.6 sq m / 1653 sq ft (Excluding Eaves)



Ground Floor
707 sq ft / 65.7 sq m



First Floor
560 sq ft / 52 sq m



Second Floor
386 sq ft / 35.9 sq m
(Excluding Eaves)

This 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. (ID321049)



IMPORTANT INFORMATION

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*Administration fees may apply depending on tenancy type. Please contact your local branch for this information.