



TREVELYAN ROAD, SW17  
OIEO £495,000 SHARE OF FREEHOLD

## MODERN LOFT-STYLE TWO DOUBLE BEDROOM FIRST FLOOR FLAT.

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#### DESCRIPTION:

This beautifully presented two-bedroom first-floor flat is set within a period property on one of Tooting's most sought-after roads.

The bright and airy open-plan kitchen and reception room boasts striking loft-high ceilings, double aspect windows, elegant traditional Victorian-style radiators and immaculate engineered wood flooring throughout. The contemporary kitchen is well-equipped with sleek wall and base units, integrated appliances, and a stylish tiled splashback.

Both double bedrooms are generously sized, filled with natural light, and also feature traditional Victorian-style radiators. The modern shower room is fully tiled and includes a walk-in shower, contemporary fixtures and fittings, and a towel radiator, creating a stylish and functional space.

The property also benefits from access to a well-maintained shared front garden, offering a pleasant green outlook and a welcoming entrance to the home. It is set back from the road, elevated above a charming lower front garden featuring a mature walnut tree. The building retains a striking Victorian exterior with a unique flint finish to both the property façade and the boundary walls, adding to its distinctive character and curb appeal.

Early viewing is highly recommended to avoid disappointment.

Trevelyan Road, is a charming residential street known for its characterful late Victorian architecture and strong sense of community. The area benefits from its close proximity to Tooting Broadway, offering a vibrant mix of independent cafes, shops, and popular eateries, as well as excellent transport links via the Northern Line. Both Tooting Broadway (0.5miles) and Colliers Wood (0.6 miles) Underground stations are within easy reach, providing fast and convenient access to central London. Trevelyan Road is also near Tooting Market and the renowned St George's Hospital, making it a sought-after location for both professionals and families.

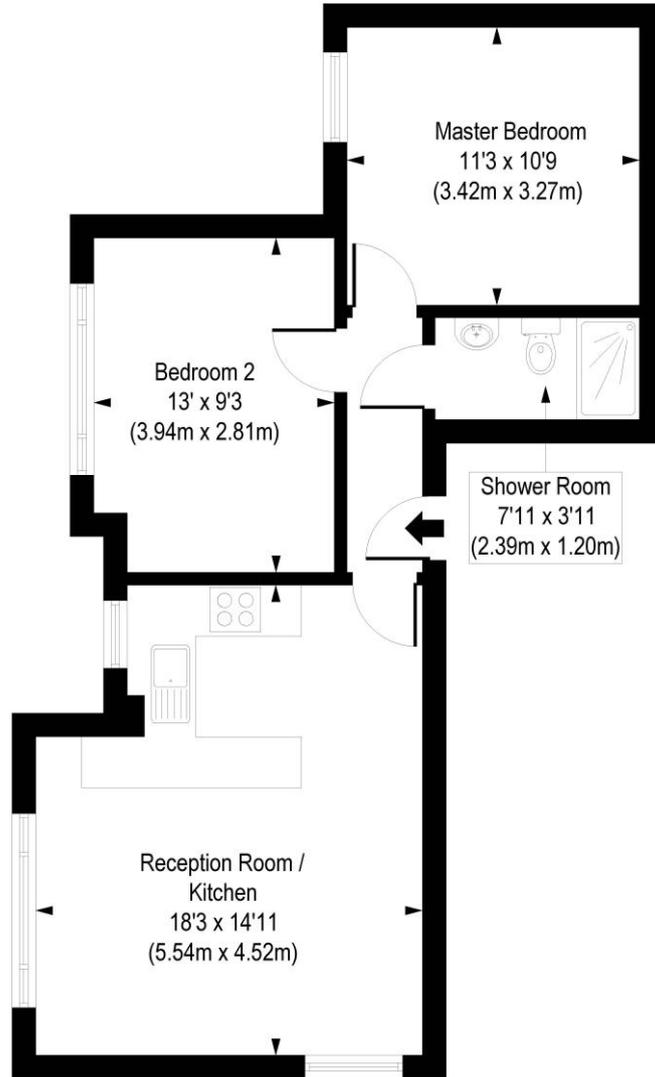
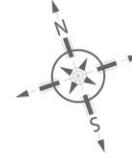
With its leafy streets, nearby green spaces like Tooting Bec Common, and a mix of period and modern homes, the area strikes a perfect balance between urban convenience and suburban charm.

Wandsworth Council Tax Band: C



# Trevelyan Road, SW17

Approx. Gross Internal Floor Area 564 sq. ft / 52.42 sq. m



Ground Floor

COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Share of Freehold

**Council Tax Band:** C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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