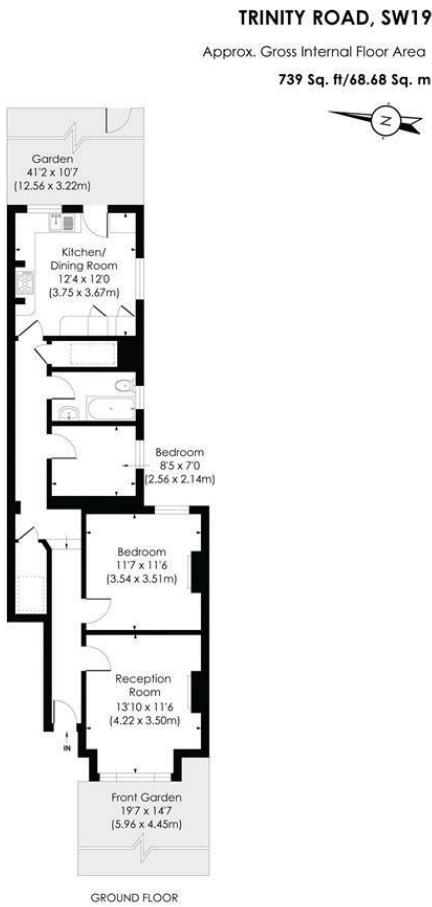


Trinity Road
Wimbledon, SW19 8QZ

£635,000 Leasehold



Offered to the market with no onward chain, a beautifully presented two-bedroom ground floor Victorian maisonette, combining elegant period features with contemporary finishes and a stunning landscaped private garden. The accommodation includes a bright and spacious reception room, a generous principal bedroom, a well-proportioned second bedroom, a modern fitted bathroom, and an inviting kitchen/breakfast room that opens onto the landscaped private rear garden – perfect for outdoor entertaining. Superbly positioned directly opposite the picturesque South Park Gardens, this charming home enjoys an enviable location within easy walking distance of Wimbledon Town Centre. Excellent transport links include Wimbledon mainline and Underground stations, offering fast and convenient connections into Central London.



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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

- Stunning Period Garden Maisonette
- Directly Opposite South Park Gardens
- Excellent Transport Links
- Private Landscaped Rear Garden
- No Onward Chain
- Leasehold - 158 Years Remaining
- Service Charge - Ad Hoc
- Ground Rent - nil
- EPC Rating - C
- Council Tax Band - D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-81)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		73	79
EU Directive 2002/91/EC			

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