



**FLAT 6, 79 TRINITY ROAD, TOOTING BEC,  
LONDON, WANDSWORTH, SW17 7SQ**

***£2,250 PCM***



**CHRISTOPHER ST. JAMES**  
Established 1976

Residential / Commercial / Land & Development

**020 8296 1270**

**[www.csj.eu.com](http://www.csj.eu.com)**

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## Description

Ground floor purpose built flat. Comprises open plan lounge and kitchen, two double bedrooms and family bathroom. Storage in bedrooms and private garden. Available from September 13th 2025. Unfurnished.

## Important info

Council Tax band D

EPC rating: B

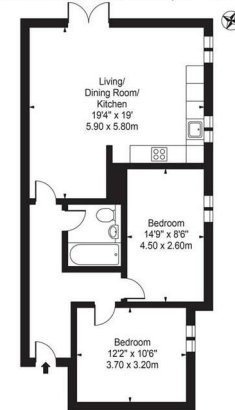
## Location

Closest Transport:

1 minute to Tooting Bec Underground Station - Northern line

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84   B	84   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Trinity Road, SW17 7SQ  
Approx. Gross Internal Area 759 Sq Ft - 70.51 Sq M



Ground Floor  
For Illustration Purposes Only - Not To Scale - Floor Plan by InterDesign Photography  
www.interdesignphotography.com  
This floor plan should be used as a general guide only.  
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice (2018).

## VIEWINGS

Viewings available daily

Please contact our residential team on 020 8296 1270 alternatively by email [lettings@csj.eu.com](mailto:lettings@csj.eu.com)

## THE SMALL PRINT

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