


**FLAT 2, 79 TRINITY ROAD, TOOTING BEC, LONDON, WANDSWORTH, SW17 7SQ**

***£2,400 PCM***

CHRISTOPHER ST. JAMES
Established 1976
Residential / Commercial / Land & Development

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## Description
99.16 Sqm duplex apartment over ground and first floor comprising open plan lounge / kitchen, bathroom and two large bedrooms.

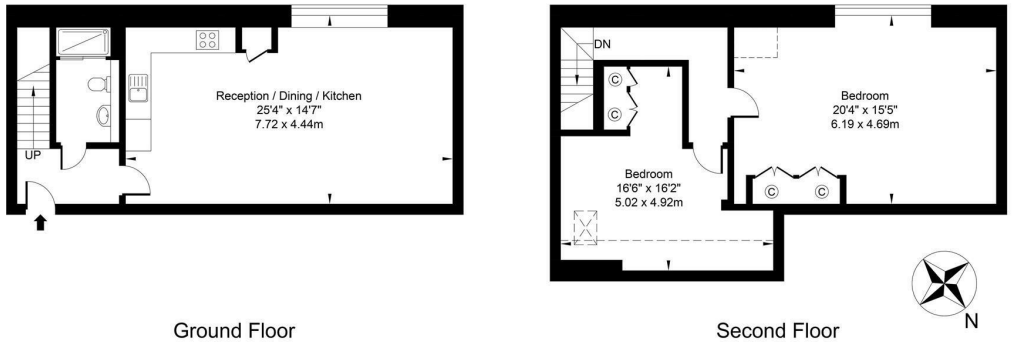
The property benefits from communal garden areas and is neutrally decorated throughout with wood strip flooring, recess spotlights, double glazing & electric heating.
Offered unfurnished

## Location
Positioned on a sought-after stretch of Trinity Road, this period conversion is moments from Wandsworth Common, with the shops, cafés and restaurants of Balham and Tooting Bec close by. Excellent transport links include nearby Northern line and mainline stations, along with frequent bus routes, making this an ideal location for convenient access into Central London while enjoying a vibrant, village-style neighbourhood feel.

## Important info
Unfurnished
EPC Rating C
Council Tax band: Wandsworth D
Available 12th October 2026
No parking

Trinity Road SW17

Approx. Gross Internal Area 1067.34 Sq Ft - 99.16 Sq M




Ground Floor Second Floor

For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
www.interdesignphotography.com

This floor plan should be used as general outline for guidance only.
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2017"





## THE SMALL PRINT
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1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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