



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

£2,750 PCM



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

020 8296 1270

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Description

Available to rent from 12th October 2026, this large apartment over ground and first floor comprises an 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

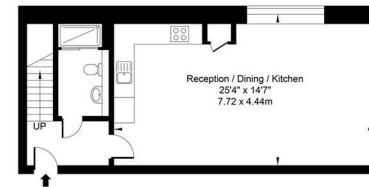
EPC Rating C

Council Tax band: Wandsworth D

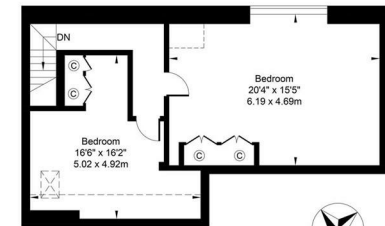
Available 12th October 2026



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 62017

THE SMALL PRINT

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