

**Winkworth**

61 Trentham Street, Southfields, SW18 5AP





A fantastic period home located in the highly desirable Southfields 'Grid'. Offered to the market with no onward chain, this property provides spacious accommodation across three floors, with high ceilings throughout.

The ground floor features an inviting reception room to the front of the property, flooded with natural light from a huge bay window. Towards the rear, an expansive open-plan kitchen and dining room provide an ideal setting for entertaining, with French doors opening onto a generously sized private garden. A convenient cloakroom completes this floor.

The first floor comprises three bright bedrooms, each with large windows, and a sleek, modern family bathroom. Ascending to the top-floor you'll discover a large storage room and the tranquil master bedroom with en-suite bathroom.

Located just a short walk from Southfields Station and Wimbledon Park, this home offers the perfect blend of comfort and convenience in a highly desirable area.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	72	
(56-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

### Features

- 4-Bedroom Grid House
- Potential to Extend
- Beautiful Long Private Garden
- Chain-Free

### Freehold

### Internal area

**Total 1396 sq. ft/ 129.7 sq. m**


### Price

**£1,200,000**

## Trentham Street

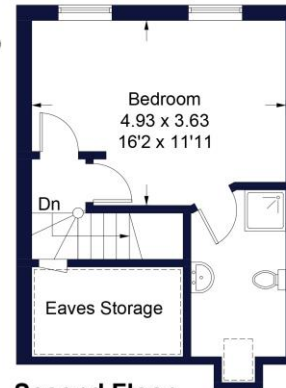
Approximate Gross Internal Area Total = 129.7 sq m / 1396 sq ft  
(Including Eaves Storage)

# Winkworth

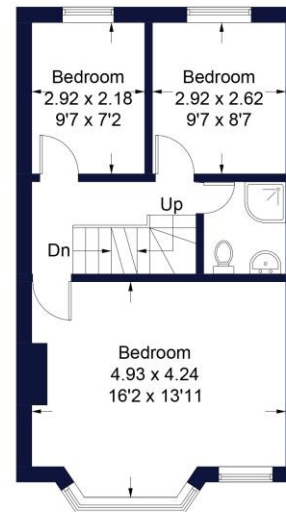
 = Reduced headroom below 1.5m / 5'0"



**Ground Floor**



**Second Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2020 (ID640968)