

Trinity Rise, SW2 | £605,000

02087029555

hernehill@pedderproperty.com

pedder
We live local









In General

- Garden flat
- Spacious reception/dining room
- Two double bedrooms
- Good sized kitchen
- Share of Freehold
- Near to Brockwell Park
- Close to transport links

In Detail

We are delighted to offer to the market this two double bedroom garden flat on Trinity Rise SW2, a popular tree-lined residential road in Herne Hill, SW2.

The accommodation comprises a large reception/dining room to the rear of the property with a feature cast iron fireplace, wood flooring, ample space for a large dining table & chairs, window to flank and double doors leading to the private rear garden. The kitchen has a stylish range of wall & base units, integrated oven & hob, plumbing for washing machine & tumble dyer. The principal bedroom has a large bay window to the front retaining the original stained glass fanlight, triple doored built-in wardrobes are fitted to one alcove and a marble fireplace. The second double bedroom has a window overlooking the side return. The bathroom has a white suite, and there is good storage in the understairs cupboard. The rear garden is fully paved with some mature shrub borders, there is a good sized side return (suitable for a barbecue and/or bike storage).

The property further benefits from being a Share of Freehold. There are a selection of highly regarded primary and secondary schools within Herne Hill making it an excellent choice for families.

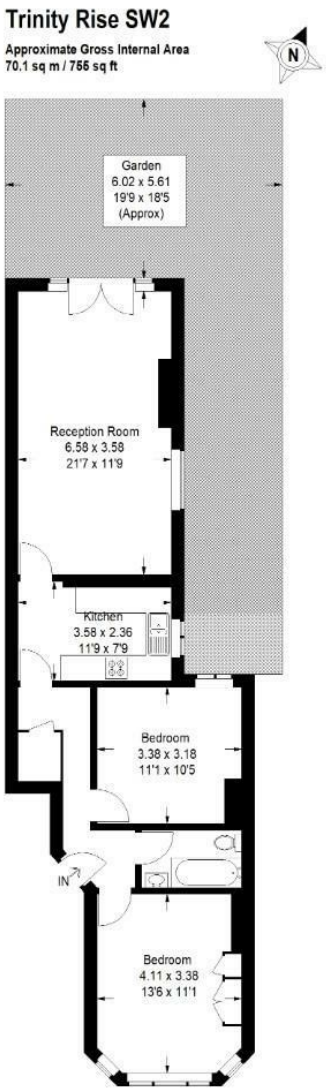
Herne Hill centre offers a popular range of restaurant & shopping amenities, railway station (Victoria, Thameslink, Blackfriars) and access to the vast expanse of Brockwell Park with its lido & cafe. Various bus routes traverse nearby roads.

EPC: D | Council Tax Band: D | Lease: 100 years remaining | SC: "as and when" | GR: £350 | BI: TBC

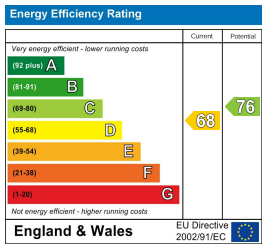





Floorplan



Copyright www.pedderproperty.com © 2025
These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.