



Trinity Rise, SW2 | £649,995

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# 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

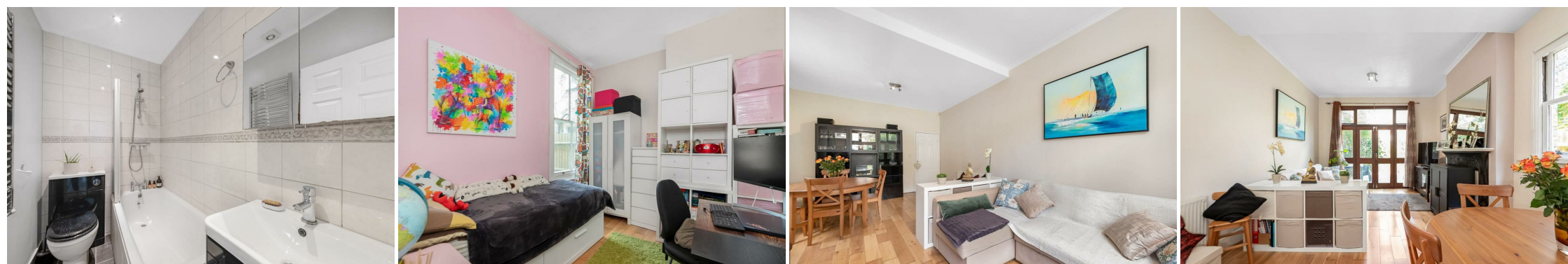
We are delighted to offer to the market this two double bedroom garden flat on Trinity Rise SW2, a popular tree-lined residential road in Herne Hill, SW2.

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 dryer. 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.

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.

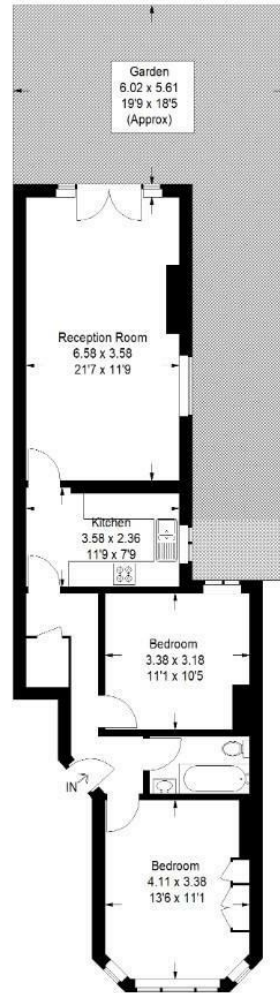
EPC: D | Council Tax Band: D | Lease: 65 years remaining | SC: "as and when" | GR: £350 | BI: TBC



# Floorplan

## Trinity Rise SW2

Approximate Gross Internal Area  
70.1 sq m / 755 sq ft



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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C			
55-68) D		68	76
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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