



Ambergate, Trinity Rise, SW2

Offers IEO: £325,000 *Leasehold*



KEY FEATURES

- Bright ground floor apartment
- Modern recently updated kitchen
- Spacious separate living room
- Private allocated parking space
- Recently replaced heating boiler
- Access to communal gardens
- Short walk to Brockwell Park
- Excellent local transport links

Situated on the ground floor of a purpose-built development, this bright and well-presented one-bedroom apartment delivers 539 square feet of modern living space. Perfect as a first-time purchase or an investment, the property provides an excellent opportunity to secure a turn-key home in South-West London. The well-proportioned layout flows from a central entrance hallway into a spacious living and dining room featuring laminate wood flooring and large windows that fill the space with natural light. Separately configured, the kitchen has been completely updated by the current owner to feature clean white cabinetry, integrated cooking appliances, and practical workspace. The double bedroom is well-proportioned, providing ample space for freestanding wardrobes and a study desk setup. Serving the apartment is a neat three-piece family bathroom fitted with a classic white bath, shower fixture, and a tiled surround. Practical upgrades include a recently replaced modern central heating boiler, ensuring long-term energy efficiency. Externally, residents enjoy access to a communal garden positioned to the rear of the building, alongside the significant advantage of a private, allocated off-street parking space. Trinity Rise is a popular residential street positioning residents within easy walking distance of the amenities across both Tulse Hill and Herne Hill. Local convenience shops are located just a two-minute stroll away, while the independent boutiques, cafés, and popular Sunday markets of Herne Hill parade are within easy reach. The scenic green spaces, historic outdoor lido, and walled gardens of Brockwell Park are located a short walk up the road. Transport connections are excellent, with regular bus links offering direct access into central Brixton for the Victoria Line Underground, alongside mainline rail services from nearby Tulse Hill and Herne Hill stations.

Herne Hill

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