



Trinity Rise, SW2

Offers IEO: £1,150,000 *Freehold*



KEY FEATURES

- Four-bedroom Victorian family home
- Three versatile reception rooms
- Charming original period features
- Well-maintained garden with side-return
- Separate family bathroom and WC
- Moments from Brockwell Park
- Excellent storage throughout property
- Superb Herne Hill & Tulse Hill connections

Arranged across two floors of a handsome Victorian terrace, this impressive four-bedroom family home combines substantial living accommodation with wealth of original character, including beautiful period fireplaces, high ceilings, and excellent storage throughout. The ground floor opens into an entrance hall leading through to an expansive double reception room extending over eight metres into a front bay window, accented by detailed cornicing and a feature fireplace surround. Moving along the hallway, a separate fitted kitchen offers practical cabinetry, durable work surfaces, and integrated cooking appliances, with direct access out to the side return. Positioned quietly to the rear is a third reception room, forming a versatile family living or dining space with doors opening onto a mature, well-maintained rear garden with side return access. Upstairs, the first-floor landing leads to four well-proportioned bedrooms, a central family bathroom suite, and a separate dedicated WC. The generous principal bedroom spans the full width of the front facade, illuminated by a deep bay window alongside an additional sash window and ornate fireplace. Three further bedrooms offer great flexibility for family, guest accommodation, or dedicated home working. Trinity Rise is a popular residential street ideally positioned just moments from the southern entrance of Brockwell Park, placing expansive green fields, the historic 1930s Lido, community café, and tennis courts virtually on your doorstep. Commuters are well catered for with Tulse Hill station within a short walk, offering Thameslink services to London Bridge, Blackfriars, and the City, alongside Southern rail links into London Victoria. Herne Hill station and the Victoria Line at Brixton Underground are both easily accessible via short bus journeys. The immediate neighbourhood offers a great selection of independent cafes, local pubs, and everyday shopping, with the vibrant weekend markets and eateries of Herne Hill and Brixton Village

Herne Hill

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Freehold
Council Tax Band: F
EPC rating: D

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