



TRINITY RISE, SW2
£650,000 SHARE OF FREEHOLD

BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM GROUND FLOOR VICTORIAN CONVERSION FLAT WITH A PRIVATE GARDEN IN HERNE HILL

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DESCRIPTION:

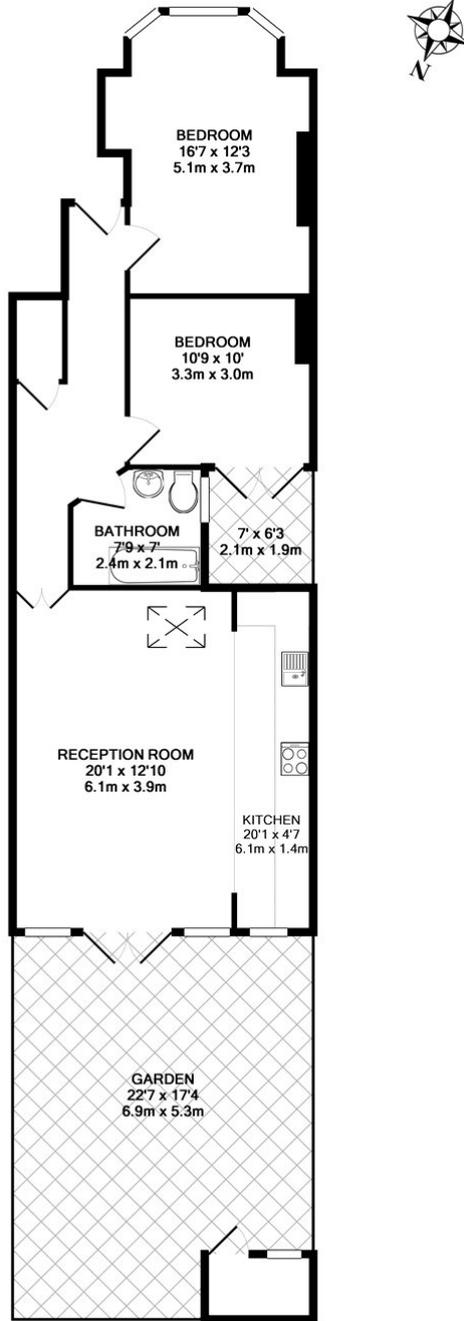
Situated on a tree-lined street moments from Brockwell Park, this beautifully presented two-bedroom ground floor Victorian conversion offers character, comfort, and a generous private garden.

As you step inside, you're welcomed by a bright and spacious open-plan kitchen/reception room that's bathed in natural light, thanks to large rear-facing French doors. The living space is perfect for both everyday living and entertaining, with wood floors underfoot and a stylish kitchen layout that blends form with function. To the front of the home, the principal bedroom features an elegant bay window with bespoke shutters, offering a quiet, calming space with ample room for furnishings. A second double bedroom gives access onto a small patio courtyard. The bathroom has been tastefully designed, complete with a statement freestanding bathtub, walk-in shower, and contemporary tiling. Outside, the private garden is a leafy retreat – the ideal spot for relaxing, dining al fresco or gardening in peace.

With Herne Hill and Tulse Hill stations both within easy reach, and Brixton accessible by a short bus ride, this property is perfectly placed for commuters and park lovers alike.







TOTAL APPROX. FLOOR AREA 809 SQ.FT. (75.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	77
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Share of Freehold

Tenure: 102 years and 8 months

Council Tax Band: D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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