



TRINITY RISE, SW2

£2,400 PER MONTH PART FURNISHED

**A SPACIOUS SECOND FLOOR TWO DOUBLE
BEDROOM VICTORIAN CONVERSION WITH
COMMUNAL GARDEN IN HERNE HILL**

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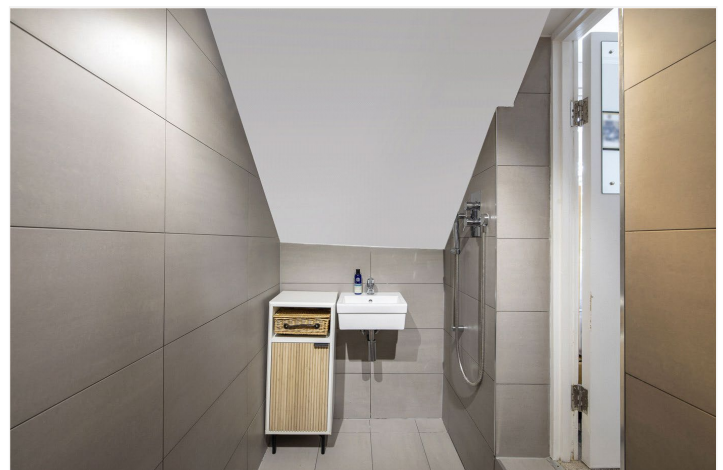
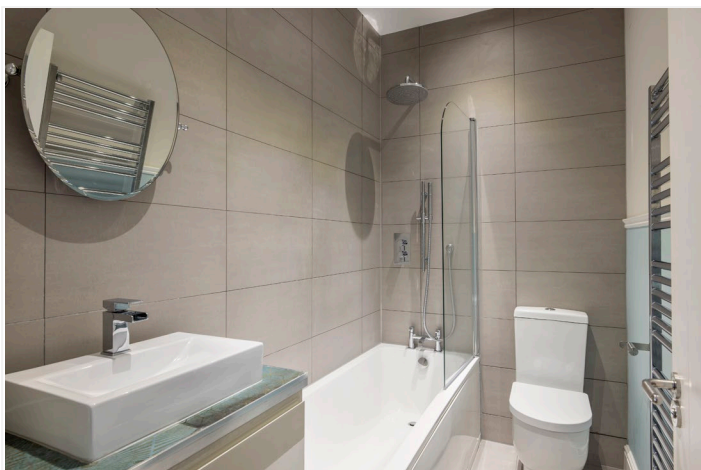


DESCRIPTION:

Available exclusively through Winkworth, we are pleased to present this upper floor large period conversion. The property comprises a large open-plan kitchen/reception/diner to the front with large sash windows, which floods the room with natural light. The fitted kitchen is fully equipped with the usual appliances, gas hob, electric oven, dishwasher, fridge/freezer and washing machine/dryer. There are two good size double bedrooms both with storage and space for a desk in one of the rooms. One of the bedrooms has an en-suite wet room with a WC, there is also a modern family bathroom with a shower over bath and a WC. The property also benefits from designated off-street parking and a large communal garden and locked communal bike storage. The shared garden is perfect for alfresco dining and also has a ping-pong table. The property is part-furnished and available from the 05th of November 2022.

AT A GLANCE

- Victorian Conversion Flat
- Open-Plan Living
- Two Double Bedrooms
- En-Suite Shower Room/Wet Room
- Modern Bathroom
- Communal Garden
- Parking Space & Bike Storage
- Part Furnished
- Available 05 November 2022




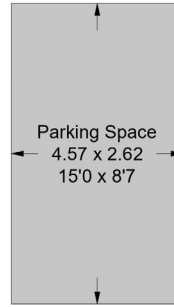


Trinity Rise, SW2

Approximate Floor Area = 65.8 sq m / 708 sq ft
Including Limited Use Area (1.4 sq m / 15 sq ft)

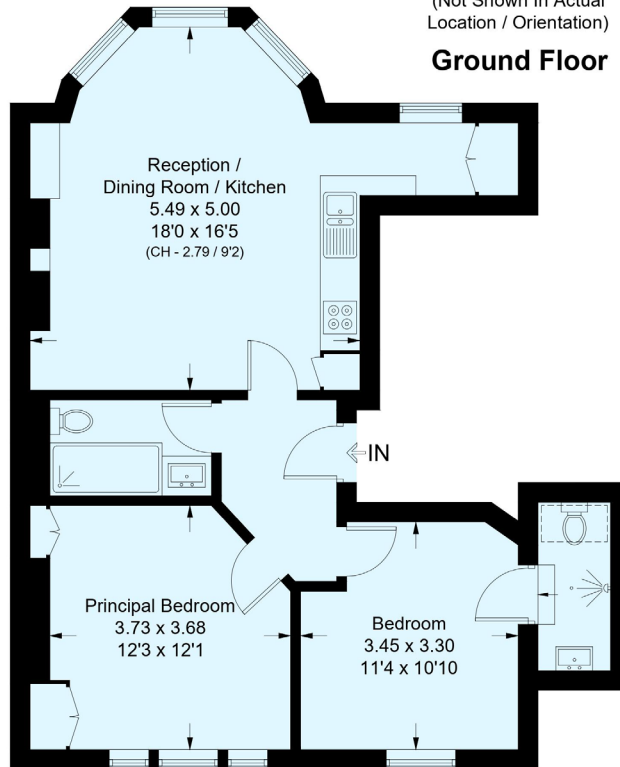


 = Reduced head height below 1.5m



(Not Shown In Actual
Location / Orientation)

Ground Floor



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID895688)

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			
(82-)	A		
(81-81)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		78	81
EU Directive 2002/91/EC			

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