

TRINITY RISE, SW2
OFFERS IN EXCESS OF £900,000 FREEHOLD

CHARACTERFUL SEMI-DETACHED HOME SET ON A DESIRABLE TREE LINED STREET CLOSE TO BROCKWELL PARK

Herne Hill | 0207 501 8950 | hernehill@winkworth.co.uk

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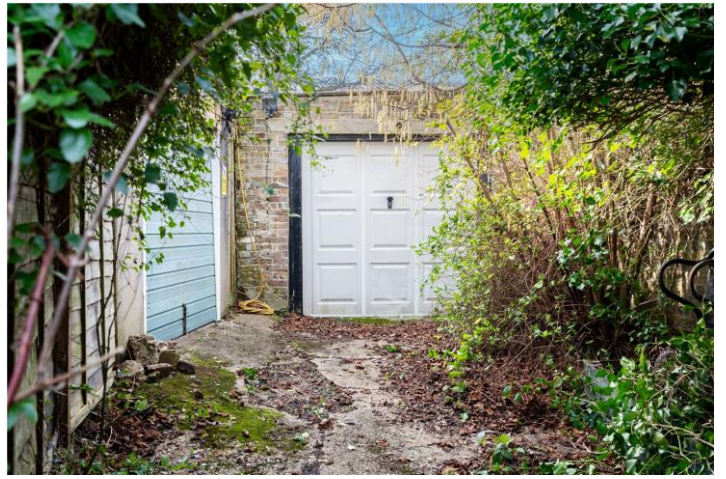
DESCRIPTION:

Positioned on the sought-after Trinity Rise, this charming semi-detached home offers an exceptional blend of space, character, and convenience. Spanning approximately 1,200 sq. ft., this well-proportioned property features a generous front and rear garden, garage, and side access.

Upon entering, a bright and spacious front reception room welcomes you, with a large window flooding the space with natural light. The heart of the home lies in the beautifully designed open-plan kitchen and dining area, seamlessly connecting to a conservatory with picturesque garden views—ideal for entertaining or quiet relaxation. Upstairs, three well-sized bedrooms provide comfortable retreats, alongside a stylish family bathroom. The principal bedroom enjoys elevated views, while the additional bedrooms offer versatility as guest rooms, home offices, or children's spaces. The private rear garden is a standout feature, perfect for al fresco dining or unwinding in a peaceful setting. The property benefits from permitted development rights and current planning permissions for a new ground floor rear extension, a large dormer loft extension, and an extended garage footprint to create a larger garden office/studio, adding significant living space.

Ideally located, this home is a short walk from Brockwell Park, Herne Hill's famous Lido, and well-regarded local schools. Excellent transport links via Herne Hill and Tulse Hill rail stations provide quick access to Central London, while the vibrant area offers a selection of independent cafés, restaurants, and green spaces.







TOTAL: 1200 sq. ft, 111 m2

FLOOR 1: 711 sq. ft, 66 m2, FLOOR 2: 489 sq. ft, 45 m2

EXCLUDED AREAS: GARAGE: 264 sq. ft, 25 m2, PATIO: 219 sq. ft, 20 m2, GARDEN: 1300 sq. ft, 121 m2, FRONT GARDEN: 267 sq. ft, 25 m2, PORCH: 34 sq. ft, 3 m2, SIDE ACCESS: 312 sq. ft, 29 m2

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or Winkworth. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.



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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+) A | | 87 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 67 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

Tenure: Freehold

Council Tax Band: E

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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