



Trinity Rise, SW2

£1,100,000 *Freehold*

4  2  1 

KEY FEATURES

- Four-bedroom family home
- Retains original period features
- High ceilings and large windows
- Two reception rooms
- Separate kitchen with garden access
- Private rear garden
- Potential to extend (STPP)
- Moments from Brockwell Park and Herne Hill amenities

Set on a peaceful residential street in the heart of Herne Hill, this spacious four-bedroom family home offers generous proportions, period character, and wonderful potential to personalise and enhance. Arranged over two floors, the property retains many original features, including high ceilings, large windows, and decorative fireplaces, creating a warm and inviting atmosphere throughout. The ground floor comprises a welcoming hallway, two reception rooms, and a separate kitchen with direct access to a private rear garden, ideal for family life and entertaining. Upstairs, there are three well-sized bedrooms, a family bathroom, and a further room suitable as a study, dressing room, or additional bedroom. The home presents a rare opportunity to modernise to taste, while also offering scope to extend (STPP) - blending its period charm with contemporary design to create a truly exceptional residence.

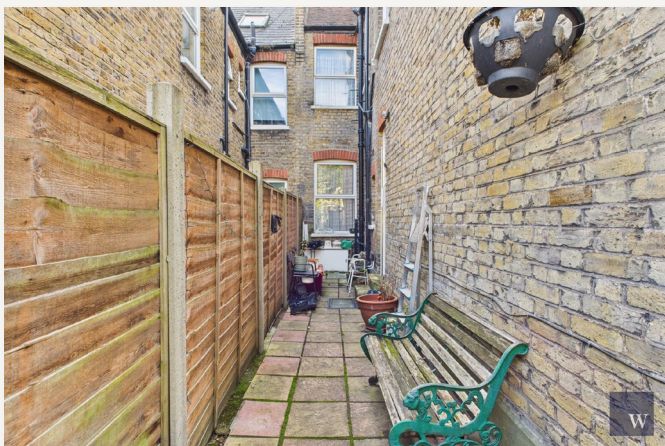
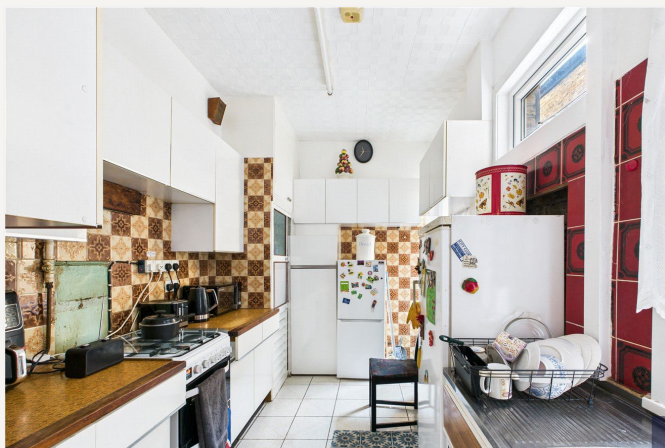
Trinity Rise is a highly sought-after street, moments from the open green spaces of Brockwell Park and within easy reach of Herne Hill, Brixton, and Tulse Hill. The area offers a wide selection of cafés, restaurants, and independent shops, as well as excellent transport links into central London via Herne Hill (Thameslink), Brixton (Victoria Line), and Tulse Hill (Southern Rail) stations.

Herne Hill

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Approximate total area⁽¹⁾
124.9 m²
1343 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

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

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