



Trinity Rise SW2
£1,200,000

0208 702 9555
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In general

- Attractive decorative order
- Very well presented
- Terraced house
- Five bedrooms
- En suite shower room
- Public transport
- Close to local parks
- Viewing highly recommended
- Rear garden
- Video tour online

In detail

An immaculately presented five bedroom period family home on Trinity Rise, a highly sought after residential street on the Herne Hill/Tulse Hill borders. Retaining a host of original features throughout, the property offers spacious accommodation over three floors.

The accommodation comprises front reception room, bespoke kitchen with utility cupboard, downstairs shower room, rear reception with double doors leading to the garden. On the first floor are four bedrooms, family bathroom, and on the top floor a further double bedroom with en-suite shower room.

Brockwell Park with its lido & cafe are moments away, leading into central Herne Hill where there are a selection of popular restaurant & shopping amenities and Herne Hill station (London Victoria & Blackfriars).

Early viewing is essential to avoid disappointment.

EPC: E | Council tax Band: E |



Floorplan

Trinity Rise, SW2

Approximate Gross Internal Area
Ground Floor = 73.4 sq m / 790 sq ft
First Floor = 67.3 sq m / 724 sq ft
Second Floor = 22.9 sq m / 246 sq ft
Total = 163.6 sq m / 1761 sq ft



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 54 E | |
| 21-38 | F | | |
| 1-20 | G | | |

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