



Trinity Rise, SW2
£367,500

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In general

- Split level maisonette
- Bright reception room
- Double bedroom
- Large communal garden
- Accessible to Brockwell Park
- Close to transport links

In detail

An ideal First Time Buy or Investment maisonette benefitting from own entrance, large communal garden and parking on the front (first come basis).

The split level accommodation comprises kitchen with window overlooking the front garden, white bathroom suite, large reception room with two sash effect windows overlooking the vast communal garden, and a good sized double bedroom.

Trinity Rise is a quiet tree-lined road giving easy access to transport links on both Tulse Hill & Norwood Road, Brockwell Park with its Lido & cafe is accessed via entrances on Brockwell Park Gardens.

Herne Hill centre offers a popular range of restaurant & shopping amenities and Herne Hill railway station with direct trains serving Victoria, Blackfriars, Elizabeth Line connections at Farringdon, and St. Pancras International. Tulse Hill railway station also serves the area.

EPC: D | Council Tax Band: B | Lease Term Remaining: 88 years | GR: £50 | SC: £1,600 | BI: £550



Floorplan

Trinity Rise, SW2

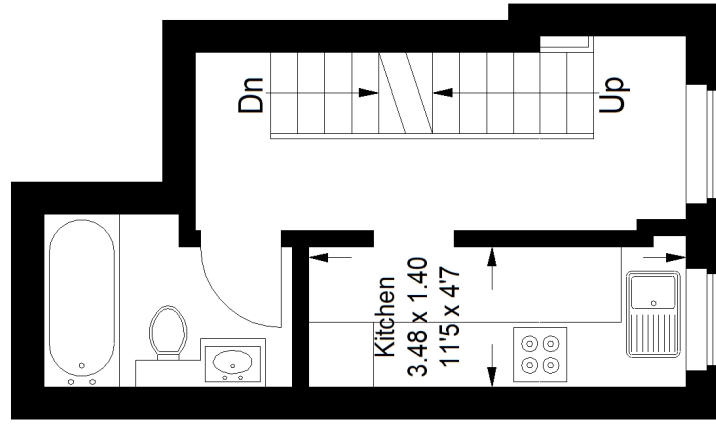
Approximate Gross Internal Area

Ground Floor = 1.3 sq m / 14 sq ft

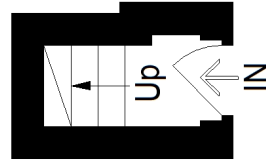
First Floor = 16.6 sq m / 178 sq ft

Second Floor = 30.9 sq m / 333 sq ft

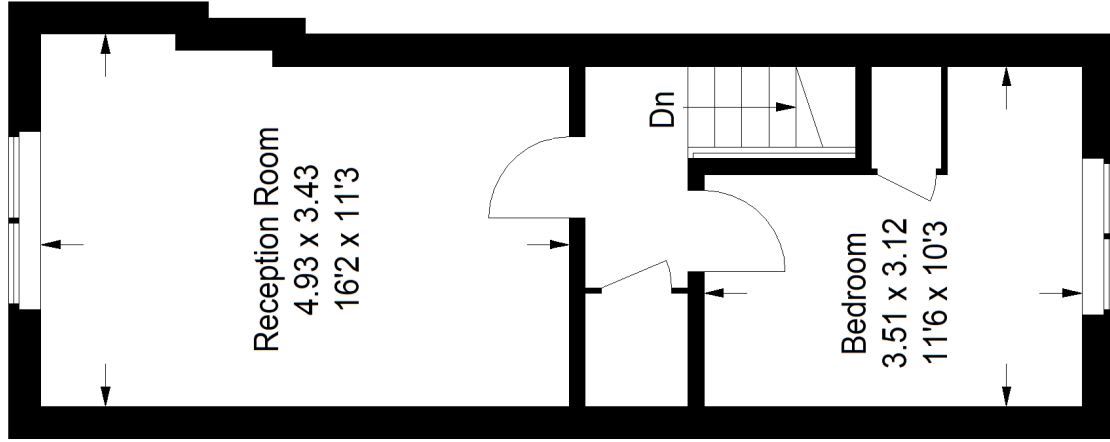
Total = 48.8 sq m / 525 sq ft



First Floor



Ground Floor



Second Floor

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	76 C
39-54	E		
21-38	F		
1-20	G		

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