



Trinity Rise, SW2
Guide £600,000-£625,000

0208 702 9555
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In general

- Private rear garden
- Two double bedrooms
- Open-plan reception/kitchen/diner
- Modern walk-in shower room
- Close to transport links
- Nearby Brockwell Park & lido

In detail

Early viewings are highly recommended on this two double bedroom garden flat on Trinity Rise, a quiet tree-lined residential road.

The property is immaculately presented and there are original stained floorboards throughout.

The front reception room has a bay window to front with original stained glass fanlight, there are bookcases and built in cupboards to both alcoves and a feature brick chimney breast has a gas fire inset; the open plan kitchen/dining room comprises a modern range of wall & base units with integrated fridge/freezer, dishwasher, washing machine & microwave, inset one & a half bowl ceramic sink, butcher block work surfaces doubling as a breakfast bar.

The principal bedroom is to the rear of the building with large windows and double doors onto the garden, second double bedroom, and stylish walk-in shower room.

The rear garden has a patio area directly outside then mainly laid to lawn.

Central Herne Hill offers a popular range of restaurant & shopping amenities, railway station (Victoria, Blackfriars, Thameslink) and the vast expanse of Brockwell Park with its cafe & lido. Local bus routes traverse Norwood Road & Tulse Hill.

EPC: D | Council Tax Band: C | Lease Term Remaining: 104 Years | GR: Nil | SC: Nil | BI: £484.34

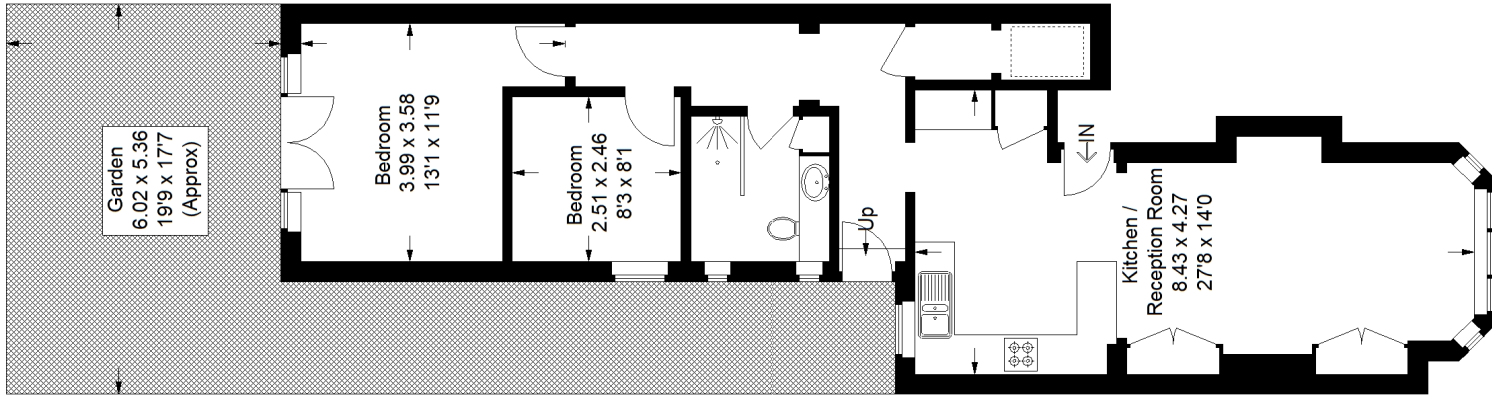


Floorplan

Trinity Rise, SW2

Approximate Gross Internal Area

65.8 sq m / 708 sq ft



Ground Floor

- Reduced headroom below 1.5 m / 5'0

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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		74 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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