



Trinity Rise SW2
Guide £525,000 - £550,000

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In general

- Second floor period conversion
- Bright reception room
- Communal section of rear garden
- Two double bedrooms
- Allocated parking bay
- Close to transport links

In detail

An exceptionally bright two double bedroom period conversion on the second floor of this grand semi detached house.

The property is immaculately presented throughout, there is a good sized reception room with feature fireplace and engineered wood flooring and ample space to dine, the kitchen has a modern range of wall & base units with integrated appliances.

The principal bedroom has built-in wardrobes spanning one wall and sash window to rear with plantation shutters, the second double bedroom has a feature fireplace, there is also a stylish bathroom suite.

To the rear is a communal section of garden which is laid to lawn, and to the front is an allocated parking bay.

Trinity Rise is a popular location, served by both Herne Hill and Tulse Hill railway stations, and central Herne Hill offers a popular range of restaurant & shopping amenities and Brockwell Park with its cafe & lido is nearby.

EPC: C | Council Tax Band: C | Lease: 118 years remaining | SC: £50 pm | GR: n/a | BI: £2,382

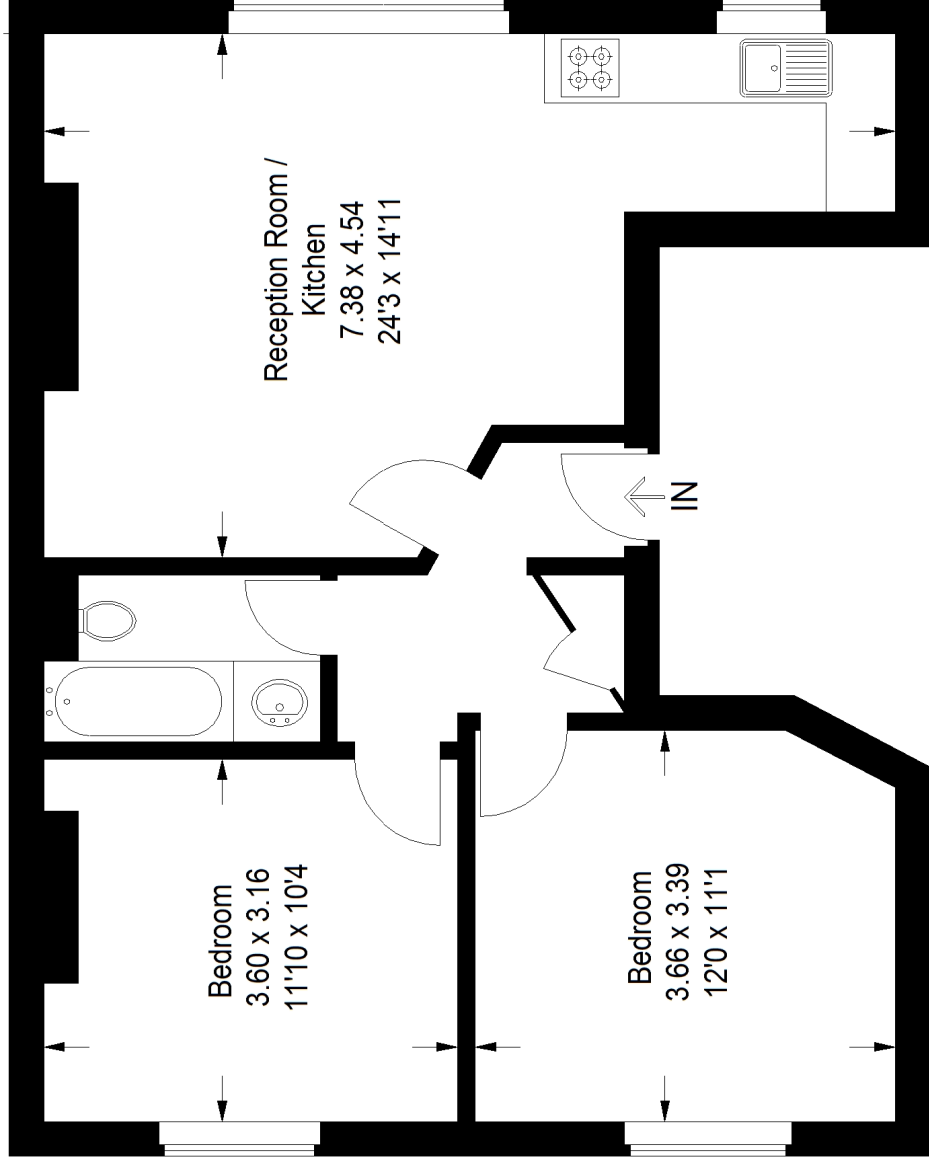


Floorplan

Trinity Rise, SW2

Approximate Gross Internal Area

59.3 sq m / 638 sq ft



Second Floor

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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