



Trinity Rise, SW2 | Guide Price £1,300,000

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In General

- Two reception rooms
- Kitchen/dining room
- 5 bedrooms
- Bathroom & shower room
- Close to transport links
- Easy access to Brockwell Park

In Detail

Guide Price: £1,300,000

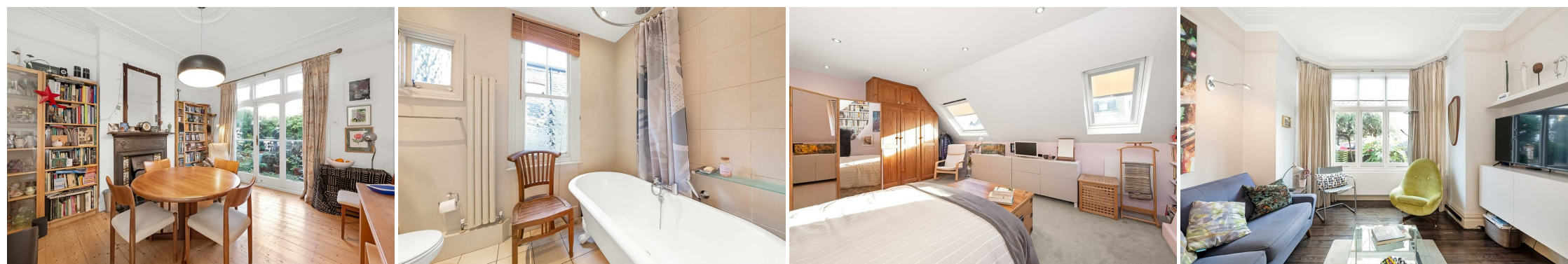
An opportunity to own a spacious 5 bedroom family home for sale on the ever popular Trinity Rise SW2.

The property is neutrally decorated throughout and offers a host of original features to include cornicing, ceiling roses and picture rails, and large windows afford natural light throughout the house.

The accommodation comprises a welcoming entrance hall with original tessellated tiled flooring, the front reception room has a gas fire inset to the chimney breast and built-in cupboards to both alcoves, the kitchen/dining room has a stylish range of wall & base units, built-in oven & hob, ceramic sink, and ample space for a dining table & chairs. The rear reception room has double doors leading to the garden, and there is a working gas fire to the cast iron fireplace. Also on the ground floor is a handy utility room/shower room. On the first floor are 3 double bedrooms, a study/nursery and the family bathroom, a spiral staircase leads to the principal bedroom on the top floor with 2 Velux windows to the front and access to the loft storage space. The rear garden is blocked paved with mature shrub & tree borders.

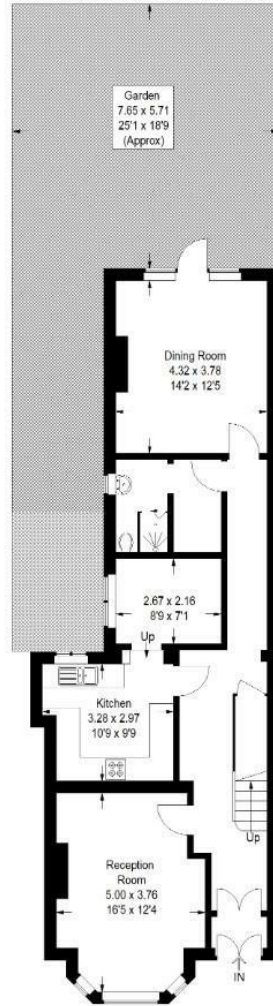
Herne Hill centre offers a popular range of restaurant & shopping amenities, railway station (Victoria, Thameslink, Blackfriars) and access to the vast expanse of Brockwell Park with its café & lido. Local bus routes traverse both Norwood and Croxted Roads.

EPC: E | Council Tax Band: F

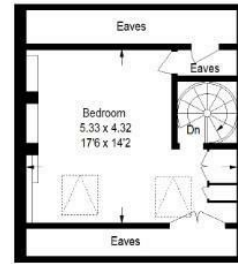


Floorplan

Trinity Rise, SW2
 Approximate Gross Internal Area
 (Excluding Eaves)
 173.1 sq m / 1863 sq ft



Ground Floor

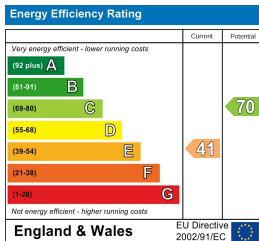


Second Floor



First 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,
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