



## Trinity Rise, Herne Hill, SW2

1 bedroom flat - conversion for sale

£400,000

Share of Freehold

### Property Details

An attractive one bedroom apartment with generous gardens and off-street parking, set back from the street within a grand double-fronted period property, a two-minute stroll to Brockwell Park. This appealing home is set to the first floor with additional light and privacy. The reception features characterful floorboards, bathed in natural light through a large sash window with tree-top views creating a lovely atmosphere. Ideal for entertaining there are generous proportions for a dining table. Keeping the dishes neatly tucked away, the separate kitchen is neutrally presented with shaker style cabinetry plus worktops to both sides. Subject to permissions the kitchen and reception could be combined into a larger open-plan space if preferred. The spacious bedroom is nestled to the rear with high corniced ceilings, original floorboards and a sprawling window boasting garden views. The bathroom has a bathtub plus overhead shower. Maintained by a gardener, the extensive South-facing garden gets sun all day, a marvelous spot for whiling away the summer with friends or the occasional neighbour with whom this leafy space is shared. Garden sheds provide storage for bikes. Off-street parking is on offer in the front grounds of this handsome building.

### Features

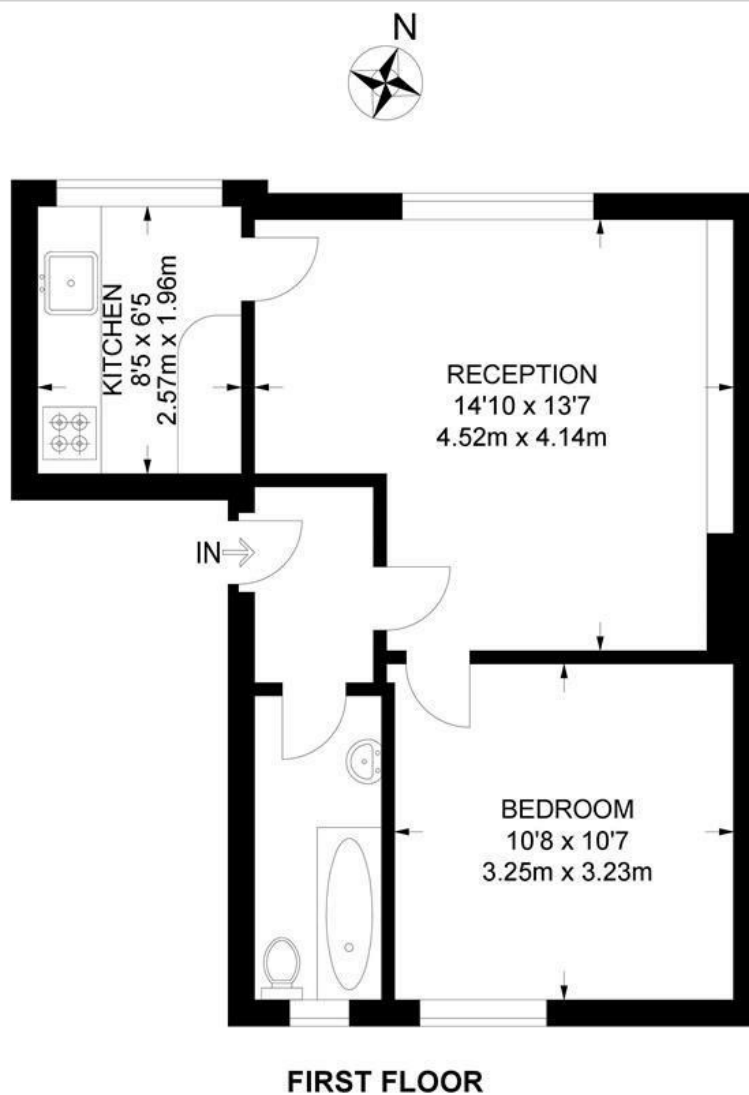
- One double bedroom
- Sprawling South-facing garden
- Period conversion
- Off-street parking
- Characterful features
- Bright and private aspect
- Moments to Brockwell Park
- Transport links and amenities of Herne Hill, Tulse Hill and Brixton
- Share of Freehold
- Chain-free

Council tax band B    EPC rating D (64)



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**1 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA: **428 SQ FT / 39.8 SQ M**



While we try our very best, floor plans are produced as a guide only and we take no responsibility for the precise accuracy with which any property is represented.

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