



Trinity Rise, SW2  
Guide £675,000

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# In general

- Three bedrooms
- Impressive reception room
- Family bathroom
- Share of extensive garden
- Own entrance
- Share of Freehold
- Residents' off-street parking
- Close to transport links

# In detail

We are delighted to offer for sale a three bedroom garden flat on Trinity Rise, SW2.

Within an impressive semi-detached house dating from 1880, the property (with a share of the freehold) benefits from having its own entrance and residents' parking and currently comprises: an impressive reception room with original features and the benefit of direct access to the expansive rear garden, a garden-facing kitchen with a stylish range of wall and base units, extensive storage (including substantial loft space), three bedrooms and a family bathroom.

Title plans show the first half of the garden (including patio area) belongs solely to the flat, with the remaining half being communal.

Trinity Rise is close to several entrances to Brockwell Park, with its Lido & Cafe, and close to the centre of Herne Hill, with its popular range of restaurant & shopping amenities.

The property is served by both Herne Hill & Tulse Hill railway stations, offering ready access to Victoria, Blackfriars and London Bridge, as well as regular buses to Brixton and Central London.

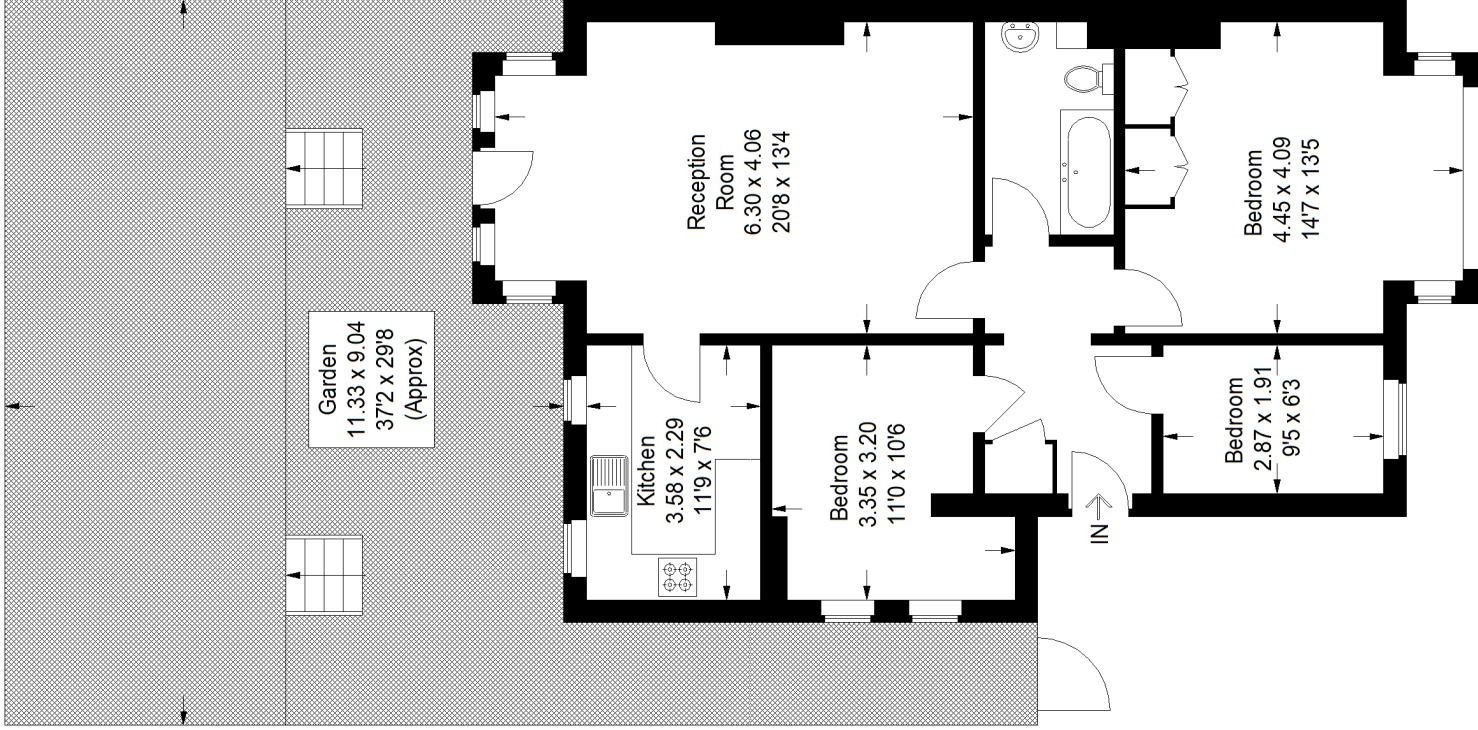
EPC: D | Council Tax Band: D | Lease Term Remaining: 957 Years | GR: N/A | SC: N/A | BI: £751.61



# Floorplan

## Trinity Rise, SW2

Approximate Gross Internal Area  
79.4 sq m / 855 sq ft



### Ground 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	55 D	71 C
39-54	E		
21-38	F		
1-20	G		

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