



Trinity Rise, SW2 | £400,000

02087029555

[hernehill@pedderproperty.com](mailto:hernehill@pedderproperty.com)

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# In General

- Chain Free
- One double bedroom
- Spacious reception room
- Kitchen
- Private patio areas front & rear
- Vast communal garden to rear
- Own entrance
- Share of Freehold

# In Detail

An opportunity to own a one double bedroom ground floor flat within this large Victorian building set just back off Trinity Rise SW2. The property benefits from having it's own front door, private front & rear patio areas and off-street parking on a first come first served basis.

The property is neutrally decorated throughout and the accommodation comprises a lobby/hall area that is big enough to act as a home office, there is a spacious reception room, good-sized kitchen/dining room with ample wall & base units and access out to your private patio, double bedroom with window overlooking the front, and a bathroom. Leading off from your private patio is a stunning, and vast, South facing communal garden which is mainly laid to lawn with mature shrubs, plants & mature trees providing a real oasis for entertaining family & friends and alfresco dining.

There are a variety of 'everyday' shopping amenities at the bottom of the hill on Norwood Road, and an entrance to Brockwell Park is nearby. Herne Hill centre offers a popular range of shopping & restaurant amenities and Herne Hill station serves Victoria, Thameslink, Blackfriars.

Offer to the market Chain Free.

EPC: C | Council Tax Band: B | Lease: 85 years remaining | SC: £1,000 pa | GR: £50 pa | BI: approx. £400 pa



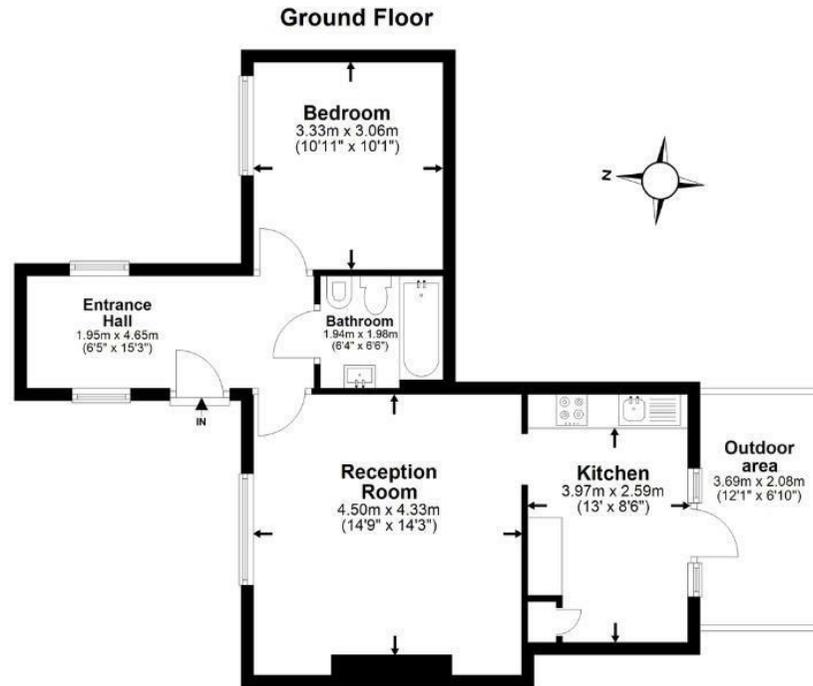
# Floorplan

Trinity Rise, SW2

Total\* = 53.7 sq m / 577.7 sq ft

Ground Floor = 53.7 sq m / 577.7 sq ft

 = Reduced head room below 1.5m



\*All measurements are approximate and do not include eaves space. The plans are for representation purposes only as defined by RICS - 'Code of Measurement Practice'. The plans are not to scale. Please personally check all sizes, dimensions, shapes and compass bearings before making any decisions reliant upon them. Copyright The Pedder Group © 2026.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C			
55-68) D		71	78
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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