

URBAN lettings



39 Trinity Rise, London, SW2 2QP

£1,650 Per Month

- One double bedroom flat
- Modern kitchen with washer dryer, dishwasher & tall fridge freezer
- Double glazing throughout
- Allocated off-street parking
- Moments from Brockwell Park
- Excellent condition throughout
- Well-proportioned living room and bedroom
- Attractive private estate set back from the road
- Secure entry system
- Available Part Furnished

A well presented one double bedroom flat offered in excellent condition throughout, set within an attractive and well-maintained private estate, quietly positioned away from the road and featuring allocated off-street parking and a secure entry system.

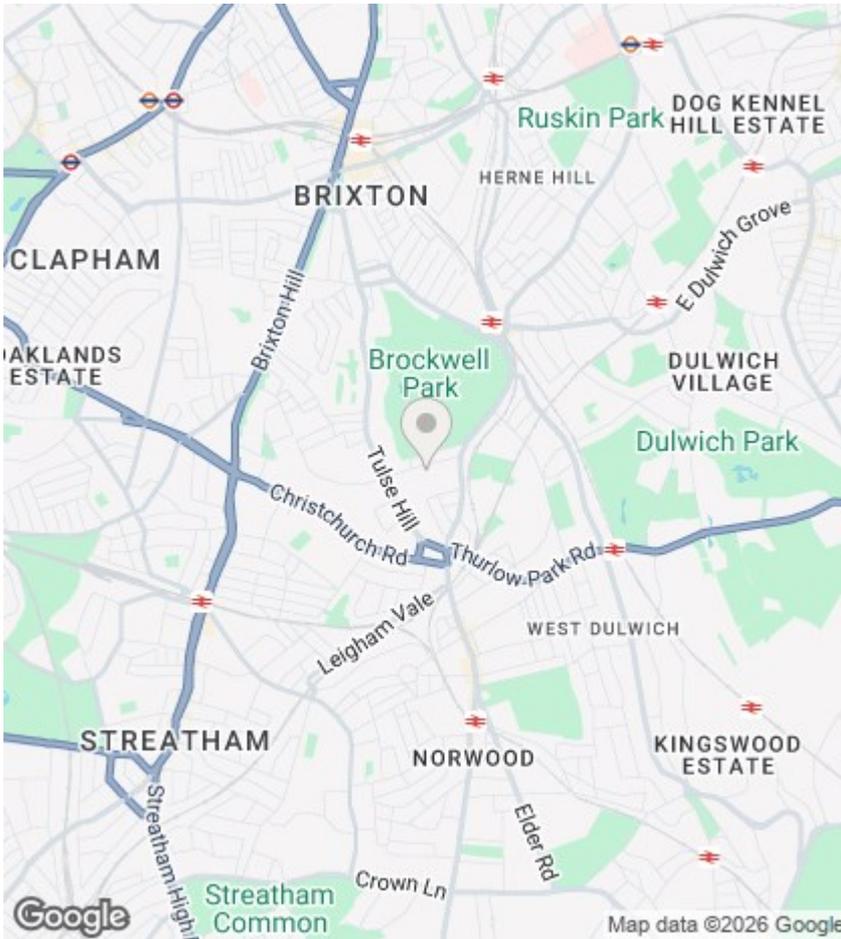


Council Tax Band: B



The property features a modern, fully fitted kitchen complete with integrated washer dryer, dishwasher and tall fridge freezer, along with a well-proportioned living room and a generous double bedroom.

Ideally located just moments from Brockwell Park, the flat also enjoys easy access to the vibrant amenities, shops and transport links of Herne Hill, Tulse Hill and Brixton.



Directions

Viewings

Viewings by arrangement only. Call 020 7585 2761 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

