



Trinity Rise, Herne Hill, SW2

1 bedroom flat - conversion for sale

£350,000

Leasehold

Property Details

This spacious split-level one bedroom flat with generous outside space and off-street parking is nestled within a grand double-fronted property, set back from the street and positioned just a two-minute stroll from Brockwell Park. The flat has been cared for, including a new roof in 2021, and would make an ideal first home. A bright reception room is set to the rear, enjoying leafy views of the garden. Sash windows bathe the room with light, with generous proportions on offer for a substantial lounge area and a large dining table. Hallway storage quietly separates the double bedroom opposite which enjoys a peaceful setting, tucked back from the street, offering built in storage and completing the upper floor of this fantastic home. To the first floor, a separate modern kitchen provides everything you need in terms of practicality, with partially integrated appliances and ample storage. Adjacent sits the bathroom, complete with storage and both shower and bath. A sprawling garden benefits from sun throughout the day, maintained by a gardener and ideal for whiling away the summer months with friends or the occasional neighbour with whom this spot is shared. Garden sheds provide bike storage and off-street parking is also on offer.

Features

- One double bedroom
- Sprawling South-facing garden
- Off-street parking and bike storage
- Separate kitchen and reception room
- Split over two floors
- Almost 530 square feet of internal living space
- Moments to Brockwell Park
- Transport links and amenities of Herne Hill, Tulse Hill and Brixton
- Chain-free

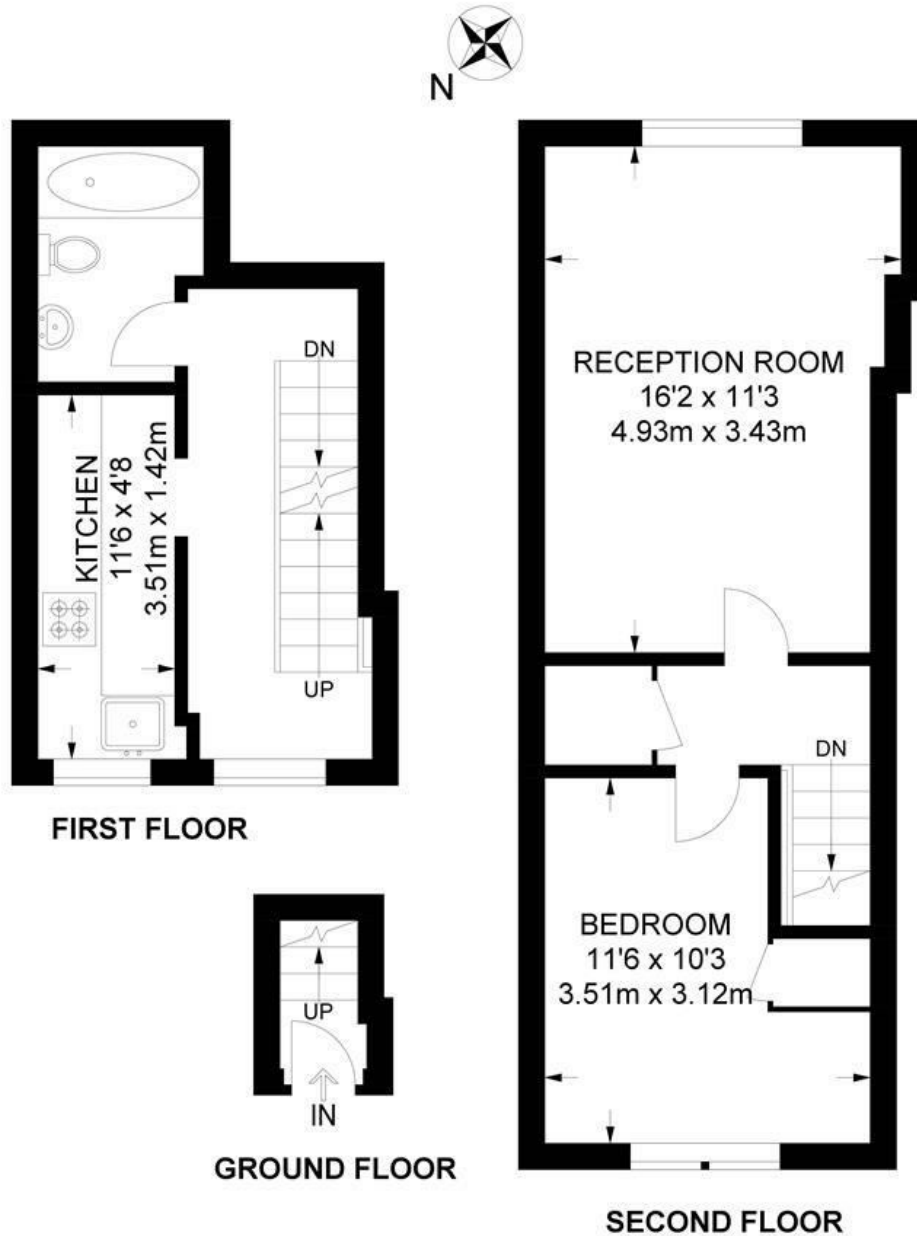
Council tax band B EPC rating C (73)



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1 Bedroom Flat

APPROXIMATE TOTAL INTERNAL AREA: **529 SQ FT / 49.1 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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