



**Trinity Rise, Herne Hill, SW2**

2 bedroom flat for sale

**£475,000**

Share of Freehold

## Property Details

A beautifully spacious two double bedroom flat, atop a grand double-fronted period property, tucked back from the road on the sought-after Trinity Rise, moments from Brockwell Park in easy reach of Herne Hill, Tulse Hill and Brixton. Due to the elevated position, natural light is a reoccurring theme, neutrally decorated the flat is ready to move into, adding your own stamp over time. The reception offers fantastic proportions with ample space in which to relax, dine and entertain. The separate kitchen has sleek white cabinets providing plenty of storage and worktop space. The two double bedrooms are both large, a rarity for period conversions, and located at different points of the property providing privacy ideal for those looking to rent out a room. The principal bedroom is particularly generous measuring almost 5.7m in length. The bathroom is fitted with both bath and shower with a neat finish. Completing the interior of this appealing and versatile home are two storage cupboards in the hallway. Off-street parking is also on offer within the grounds, a rare benefit perfect for those with a car or visiting guests. Of further appeal, the neighbours are all friendly and the roof has been repaired with a works guarantee.

## Features

- Two double bedrooms
- Period conversion
- Off-street parking
- Separate kitchen and reception
- Over 880 square feet of internal space
- 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 E (47)



Trinity Rise, Herne Hill, SW2

**Trinity Rise, SW2**  
**2 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA: **882 SQ FT / 81.9 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.

Trinity Rise, Herne Hill, SW2

