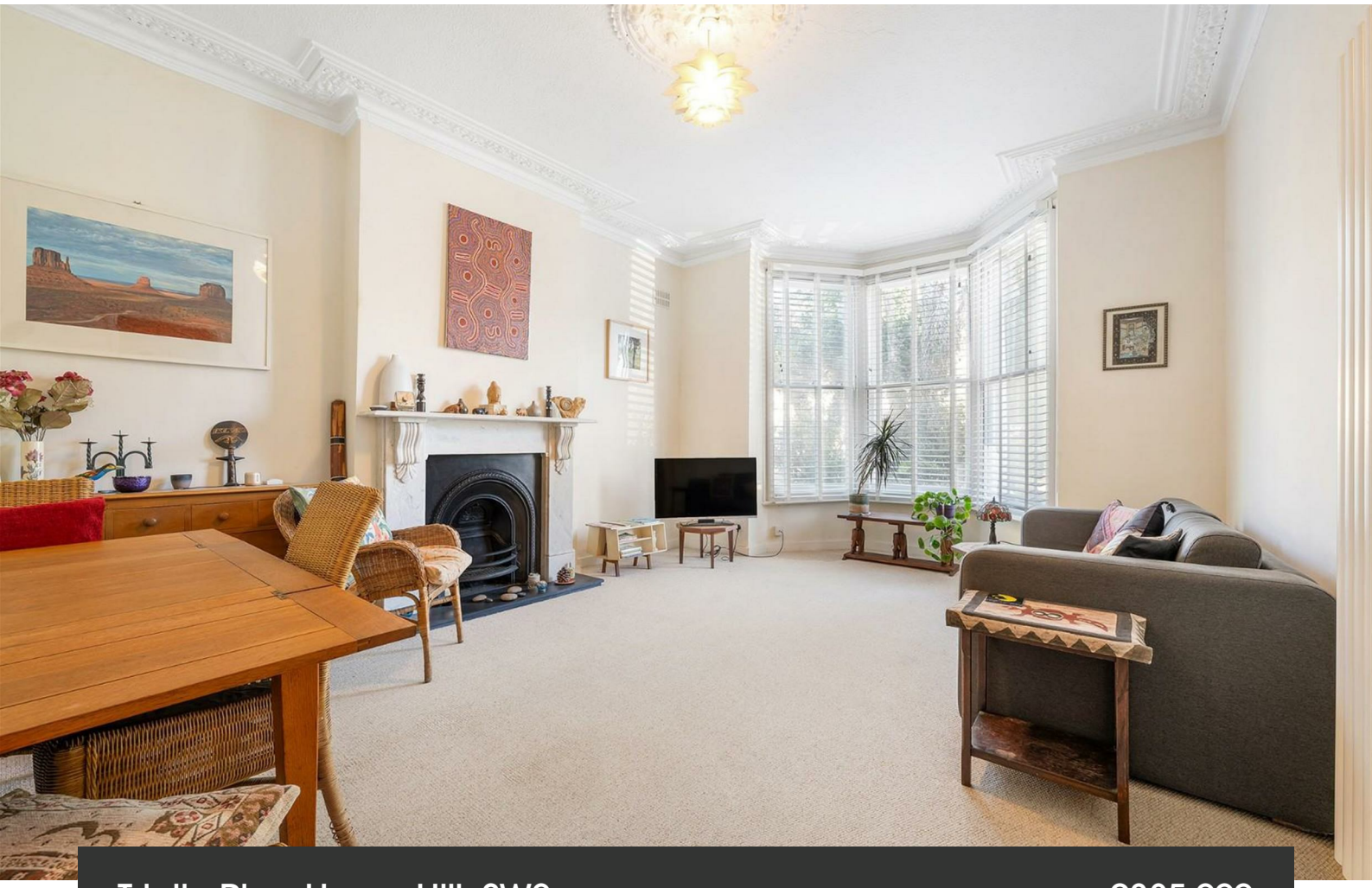
Keating K Estates



# Trinity Rise, Herne Hill, SW2

1 bedroom flat - conversion for sale

**£385,000**

Share of Freehold

## Property Details

A charming one double bedroom ground floor detached Victorian conversion, occupying an attractive position on Trinity Rise, moments from Brockwell Park. Offering over 600 square feet, this beautifully proportioned home combines impressive ceiling heights, elegant period detailing and a bright, welcoming atmosphere, alongside the rare benefit of an allocated off-street parking space. The home is entered via its own private entrance. The reception room is particularly inviting, featuring high ornate corniced ceilings, a striking sash bay window and feature fireplace, with excellent space for both relaxing and dining. The separate kitchen is well-equipped, while its position adjacent to the reception offers potential to combine the two rooms into one generous open-plan space, subject to necessary permissions. The bedroom is equally impressive, with another sash bay window and bespoke floor-to-ceiling wardrobes, complemented by a contemporary bathroom with walk-in shower. Restored original doors throughout further enhance the period charm, while the private parking space provides an invaluable finishing asset.

## Features

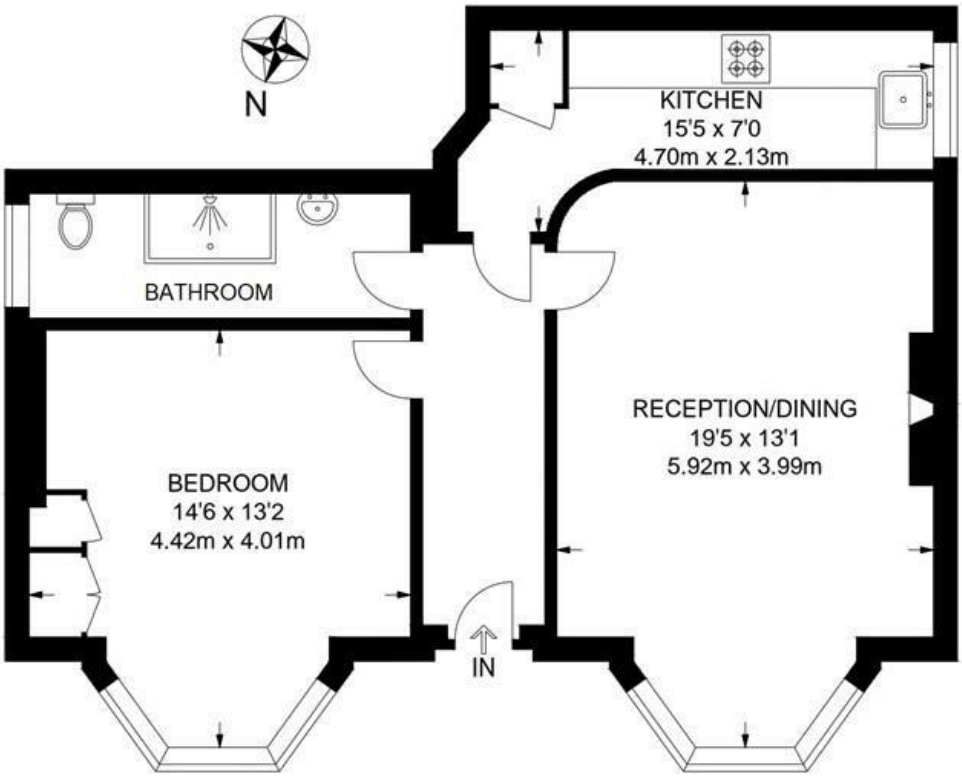
- One double bedroom
- Detached Victorian conversion
- Private entrance
- Off-street parking
- Brockwell Park moments away
- Short walk to Herne Hill & Tulse Hill
- Trains a ten-minute stroll away
- Brixton and Victoria Line nine-minutes by bus
- Share of freehold
- Chain-free

Council tax band B  EPC rating D (63)

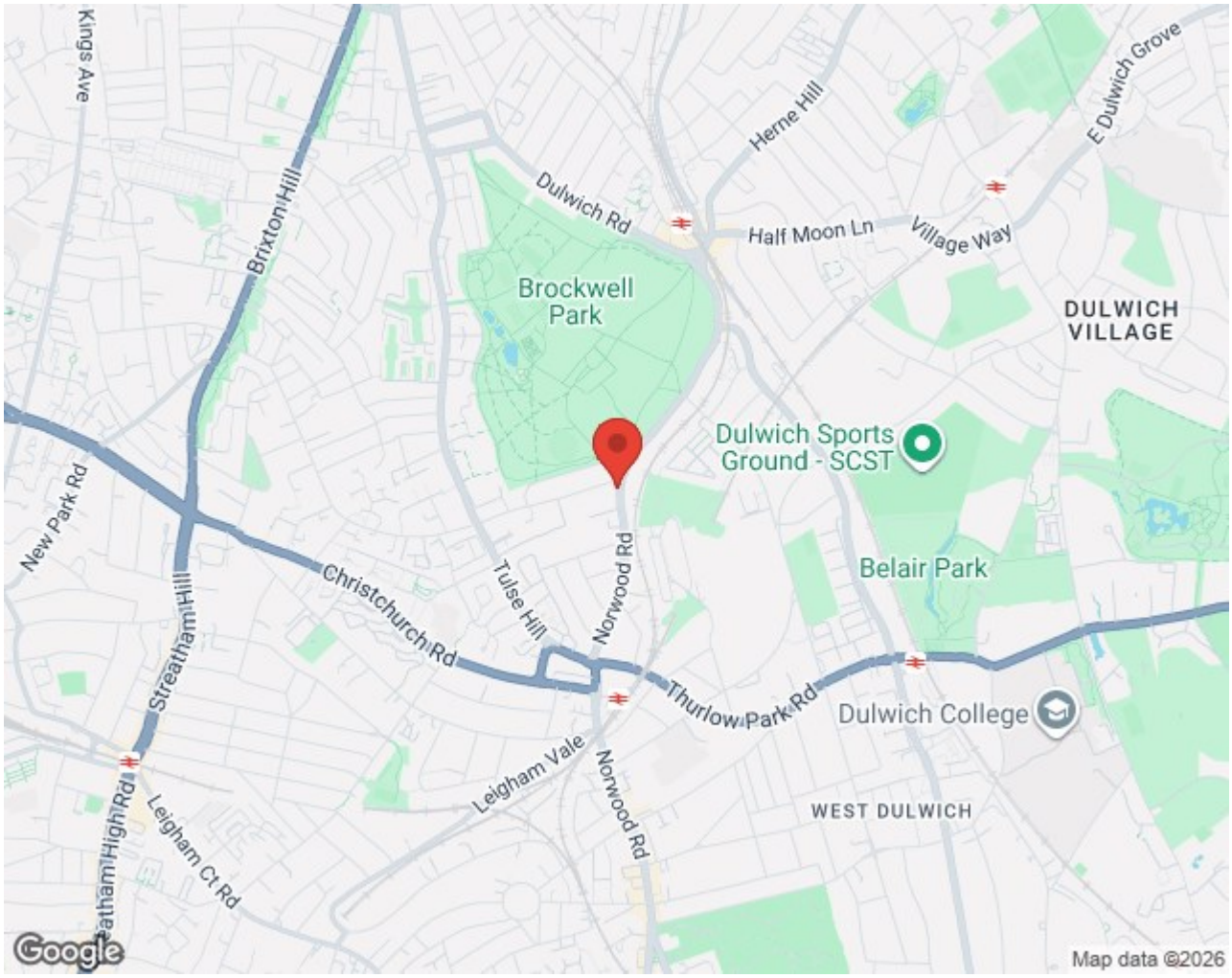
20
ZONE
TRINITY RISE

## Trinity Rise, SW2
### 1 Bedroom Flat

APPROXIMATE GROSS INTERNAL AREA: **618 SQ FT / 57.4 SQ M**




**GROUND FLOOR**

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