



Trinity Rise, Herne Hill, SW2

3 bedroom flat - conversion for sale

£625,000

Share of Freehold

Property Details

This lovely flat offers generous proportions and benefits from a light and airy atmosphere, split over the top two floors of this handsome period property, ready for a purchaser to move in hassle free and add their own touch over time. There is a substantial reception room with beautiful stained glass and Oriel window. There is ample room to relax, dine and entertain, this inviting room is sure to be used on a regular basis. A large, separate kitchen resides adjacent, providing plenty of storage options and surface space. There is the potential to open the kitchen out into the reception, creating a vast open-plan living area, subject to the necessary permissions. The property boasts three comfortable double bedrooms, two of which are on this floor. The larger of the two overlooking the peaceful gardens to the rear, the second still large enough to be rented out, but could easily be repurposed to suit the needs of the purchaser. A large family bathroom is also conveniently located on this floor. The grand master bedroom sits on the floor above and boasts a modern en-suite bathroom and ample built-in storage. The property is ready for someone to move into and personalise over time, offering plenty of flexibility and has the potential to also add a roof terrace, subject to the necessary permissions.

Features

- Three double bedrooms
- Two bathrooms
- Victorian conversion
- Over 1100 square feet of internal space
- Characterful features
- Sought-after road running parallel to Brockwell Park
- 2-minute walk to Brockwell Park
- Share of freehold

Council tax band C EPC rating E (53)





Trinity Rise

3 Bedroom Flat

Approx internal area:

1115 sqft 104 sqm

(EXCLUDING EAVES STORAGE)
EAVES STORAGE 4.60 SQ.M / 50 SQ.FT
INCLUSIVE TOTAL AREA 108.60 SQ.M / 1169 SQ.FT

While we do 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



First Floor



Second Floor



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