



TRINITY RISE, LONDON, SW2
£500,000 SHARE OF FREEHOLD

A CHARMING TWO DOUBLE BEDROOM VICTORIAN FLAT WITH MODERN COMFORTS CLOSE TO BROCKWELL PARK

Herne Hill | 0207 501 8950 | hernehill@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

A spacious two-bedroom flat in a stunning semi-detached Victorian house, with off-street parking, and access to lovely communal gardens. Set on the third floor, this flat perfectly blends classic character with modern convenience, ideal for those looking to make the most of the vibrant local community and nearby green spaces. The property boasts large windows that flood the rooms with natural light, and a thoughtfully designed layout that provides ample living space. The open-plan kitchen and reception area create a welcoming environment perfect for entertaining guests or enjoying cozy evenings at home. This flat is not only a beautiful home but also benefits from excellent connectivity, making it easy to explore the best that South London has to offer.

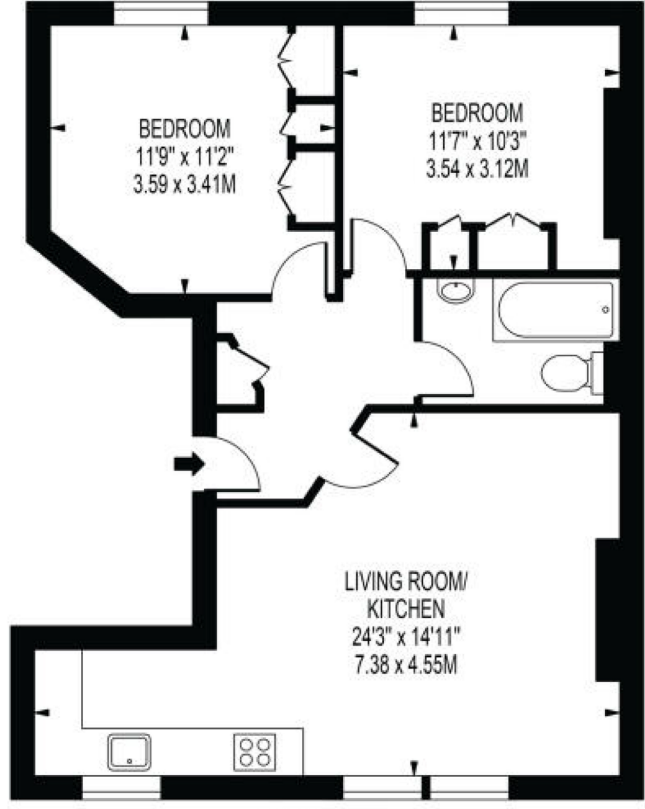
AT A GLANCE

- Two spacious double bedrooms
- Bright open-plan kitchen/reception/dining area
- Modern Bathroom
- Off-street designated parking
- Access to communal gardens
- Large windows for natural light
- Excellent transport links: Tulse Hill, Brixton, and Herne Hill stations





TRINITY RISE
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 634 SQ FT - 58.87 SQ M



THIRD FLOOR
 FOR ILLUSTRATION PURPOSES ONLY

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or Winkworth. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.Hill



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		76	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Share of Freehold
Term: 116 year and 1 months
Service Charge: £660 per annum
Council Tax Band: C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Herne Hill | 0207 501 8950 | hernehill@winkworth.co.uk



for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.