



Trinity Rise, SW2 | Guide Price £650,000 - £675,000

02087029555

hernehill@pedderproperty.com

pedder
We live local



In General

- Chain Free
- Share of Freehold
- Spacious reception room
- Stylish kitchen
- Two double bedrooms
- Immaculately presented
- Large communal garden
- Communal parking to front
- Close to transport links

In Detail

Guide price £650,000 - £675,000. An immaculately presented two double bedroom maisonette set within a large double fronted period building off Trinity Rise SW2.

Immediate viewings are highly recommended on this spacious maisonette which benefits from having it's own front door, off-street parking on a 'first come' basis, large communal lawned garden to rear, from being a 'Share of Freehold' and offered to the market Chain Free.

The property is neutrally decorated throughout, the large reception room has a double glazed window overlooking the front garden (with shutters) affording plenty of natural light, there is a feature fireplace with inset wood burner, fitted cupboards & shelving adorn both alcoves, and there is ample space for a large table & chairs.

There is a very stylish kitchen with modern wall & base units, integrated appliances include fridge/freezer, double oven & gas hob, and slimline dishwasher. A window and door give access to the rear.

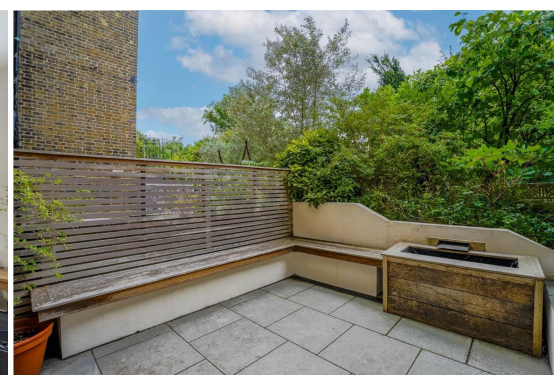
The principal bedroom has a double glazed window (with shutters) overlooking the vast communal garden, the second double also faces the rear. The bathroom comprises bath with shower attachment, wash hand basin & wc. Within the hall is a deep storage cupboard.

To the rear of the building is the communal garden which is mainly laid to lawn, has well established trees, plants & shrubs. A splendid area for entertaining family & friends, al fresco dining and barbecues on a sunny day.

Herne Hill centre offers a popular selection of shopping & restaurant amenities, railway station (Victoria, Thameslink, Blackfriars) and access to the vast amenities of Brockwell Park with its lido & cafe. Tulse Hill railway station directly connects to London Bridge.

** The current vendor has advised that whilst the property is Share of Freehold the residents are in the process of extending the current lease to 999 years **

EPC: D | Council Tax Band: D | Lease: 84 years remaining | SC: £3,300 pa | GR: Nil | BI: Incl. in S/C




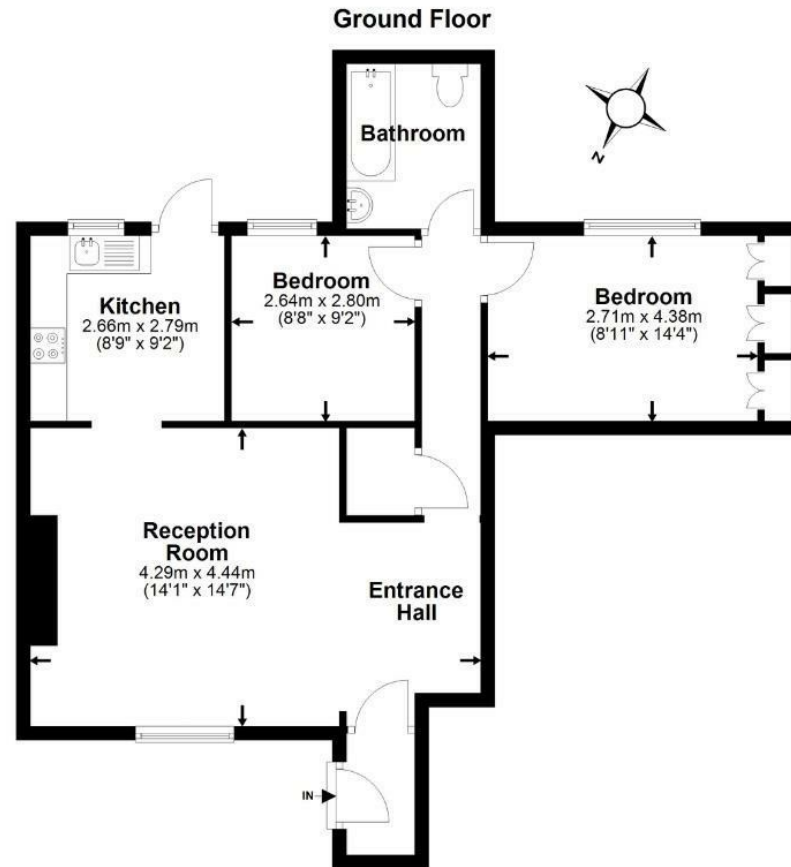
Floorplan

Trinity Rise, SW2

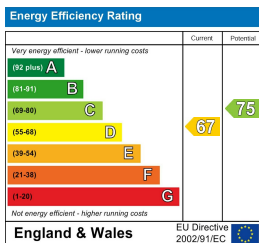
Total* = 64.5 sq. m / 694.6 sq. ft

Ground Floor = 64.5 sq. m / 694.6 sq. ft

 = Reduced head room below 1.5m



*All measurements are approximate and do not include eaves space. The plans are for representation purposes only as defined by RICS - 'Code of Measurement Practice'. The plans are not to scale. Please personally check all sizes, dimensions, shapes and compass bearings before making any decisions reliant upon them. Copyright The Pedder Group © 2026.



Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.