



Kennington / Oval Sales, 4-6 Clapham Road, London SW9 0JG
T 020 7820 4100 E ovalsales@ludlowthompson.com W www.ludlowthompson.com

TRINITY RISE BRIXTON



SOLD

REF: 2281520

2 Bed, Conversion Apartment, Private Garden, Permit Parking

Located by Brockwell Park - Very close to Herne Hill station - Potential to extend and improve - Private garden - Massive open plan kitchen - Share of freehold

Period garden flat with share of freehold, located by Brockwell Park in Herne Hill. The property includes two good size double bedrooms, bathroom, an open plan kitchen/lounge leading to a low maintenance private garden. The kitchen and bathroom would benefit from refurbishment and there is scope to extend into the side return. The master bedroom has a big bay window allowing lots of natural light inside. The second bedroom is also very good size with big windows looking out to the rear garden. ... [continued below](#)

Train/Tube - Tulse Hill, West Dulwich, West Norwood, Streatham Hill

Local Authority/Council Tax - Lambeth

Tenure - Share of Freehold

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Open Plan Reception



Kitchen



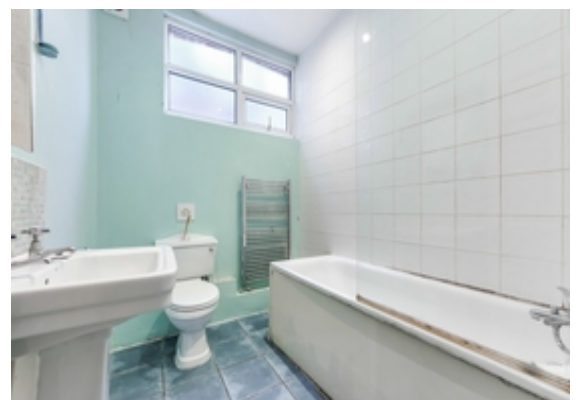
Private Garden



Master Bedroom



Second Bedroom



Bathroom



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Front Garden



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TOTAL APPROX. FLOOR AREA 656 SQ.FT. (60.9 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 02018

Please note that this floor plan is produced for illustration and identification purposes only. It is NOT drawn to a scale. Measurements are taken in accordance with the R.I.C.S. Code of Measurement Practice. Areas quoted are Gross Internal Areas as per the R.I.C.S. Code and are not guaranteed. Do not use this plan to buy or place furniture or furnishings. Rely upon your own measurements only. Areas quoted are only a guide.



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Period garden flat with share of freehold, located by Brockwell Park in Herne Hill. The property includes two good size double bedrooms, bathroom, an open plan kitchen/lounge leading to a low maintenance private garden. The kitchen and bathroom would benefit from refurbishment and there is scope to extend into the side return.

The master bedroom has a big bay window allowing lots of natural light inside. The second bedroom is also very good size with big windows looking out to the rear garden. Original wooden floorboards throughout.

There is a full equipped bathroom. The open plan kitchen has plenty of space for dining table and big sofas. French doors lead out to the private rear garden, with patio area, space for gardening, and pretty trellis around the fencing. The flat also has an attractive front garden, offering privacy from the street.

The property is located on a quiet residential road. Just 14 minutes to Herne Hill station and 12 minutes to Tulse Hill. This property is perfect for first time buyers that want to put there own stamp on it. Call 020 7820 4100 for viewings and more information

Open Plan Reception

Kitchen

Private Garden

Master Bedroom

Second Bedroom

Bathroom

Front Garden

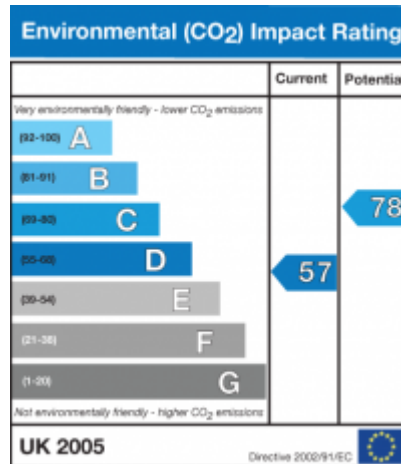
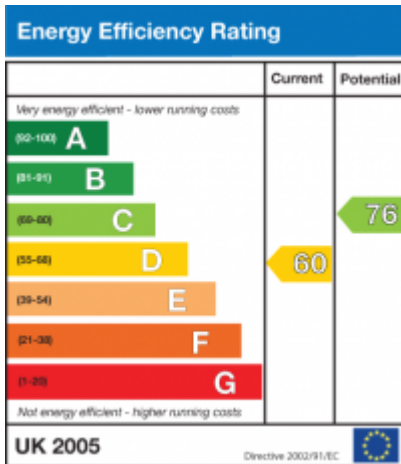
Tenure Details

Tenure - Share of Freehold

Lease Length - 100 years

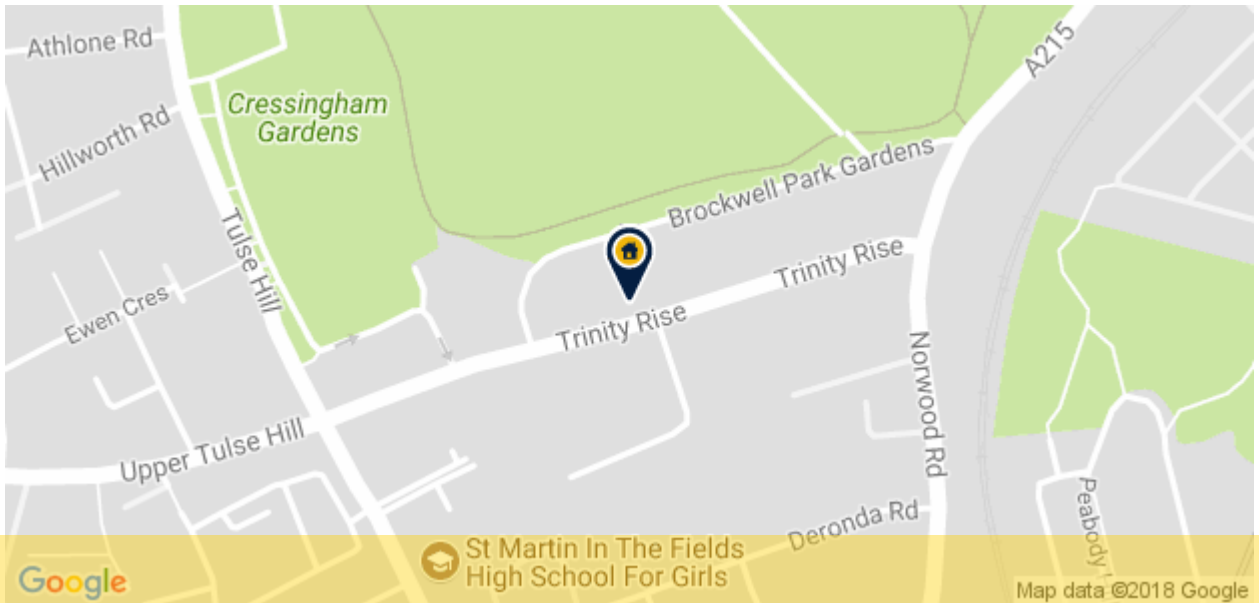


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When you want to view a property through us it helps to bear in mind the following:

Viewings are a limited opportunity and therefore should be undertaken seriously. It might be necessary to take a flexible approach in the time arrangement of viewings. Sometimes a vendor will give us specific times only convenient to them. We do advise vendors that if they are serious about selling property they should be as flexible as possible. We normally keep keys and can therefore access the property pretty much anytime.

To arrange a viewing for this property please contact our Kennington / Oval Sales Office quoting 2281520

DISCLAIMER

VIEWING: strictly by appointment through LUDLOWTHOMPSON. ludlowthompson are Agents for themselves and for the vendor.

1. These particulars do not form any part of any offer or contract.
2. Particulars are intended to give a fair description only. ludlowthompson/vendor accept no responsibility for any error they may contain however caused. Any purchaser must satisfy her/himself by inspection or otherwise as to their correctness.
3. ludlowthompson or employees have no authority to make or give any representation or warranty whatever regarding this property.

PLEASE NOTE BEFORE PROCEEDING

We have been unable to confirm the terms of tenure, we have relied upon information supplied by the vendor. Photographs may depict items which are not included in the sale. Consult a solicitor on aspects relating to tenure/property details.