



## Flat 3, 43 Trinity Rise

London, SW2 2QP

**Price Guide £400,000**

Galloways are delighted to present to the market this spacious one-bedroom flat set within a beautiful Victorian building.

The property offers a generous layout, featuring a large reception room, separate kitchen, double bedroom, and a spacious bathroom. One of the standout features is the wide entrance hallway, which provides the perfect space for a home office or study area.

Further benefits include direct access to a private patio with sole use, leading out to a spectacular and beautifully maintained south-facing communal garden, a rare and tranquil retreat. The flat also offers off-street parking, adding convenience in a highly sought-after location.

Ideally situated, the property is within easy reach of an excellent array of local amenities and just a short walk from the open green spaces of Brockwell Park and the vibrant hub of Herne Hill.

Tulse Hill Station is approximately 0.4 miles away (around 8 minutes on foot), offering direct rail connections to London Bridge, Blackfriars, and St Pancras International, making it a superb choice for commuters.

Viewings are highly recommended to truly appreciate all that this property has to offer.

Lambeth Council

### Viewing

Please contact our Galloways West Norwood Office on 020 8766 6111

if you wish to arrange a viewing appointment for this property or require further information

- GUIDE PRICE £400,000-£425,000
- LARGE RECEPTION ROOM WITH SEPARATE KITCHEN
- SPACIOUS ONE-BEDROOM FLAT IN A BEAUTIFUL VICTORIAN BUILDING
- WIDE HALLWAY IDEAL FOR A HOME OFFICE OR STUDY AREA
- LOTS OF NATURAL LIGHT
- STUNNING COMMUNAL GARDEN BEAUTIFULLY MAINTAINED
- OFF-STREET PARKING INCLUDED
- SHORT WALK TO BROCKWELL PARK AND HERNE HILL
- APPROXIMATELY 0.4 MILES TO TULSE HILL STATION (8 MINUTES WALK)
- (DISTANCES ESTIMATED VIA GOOGLE MAPS)



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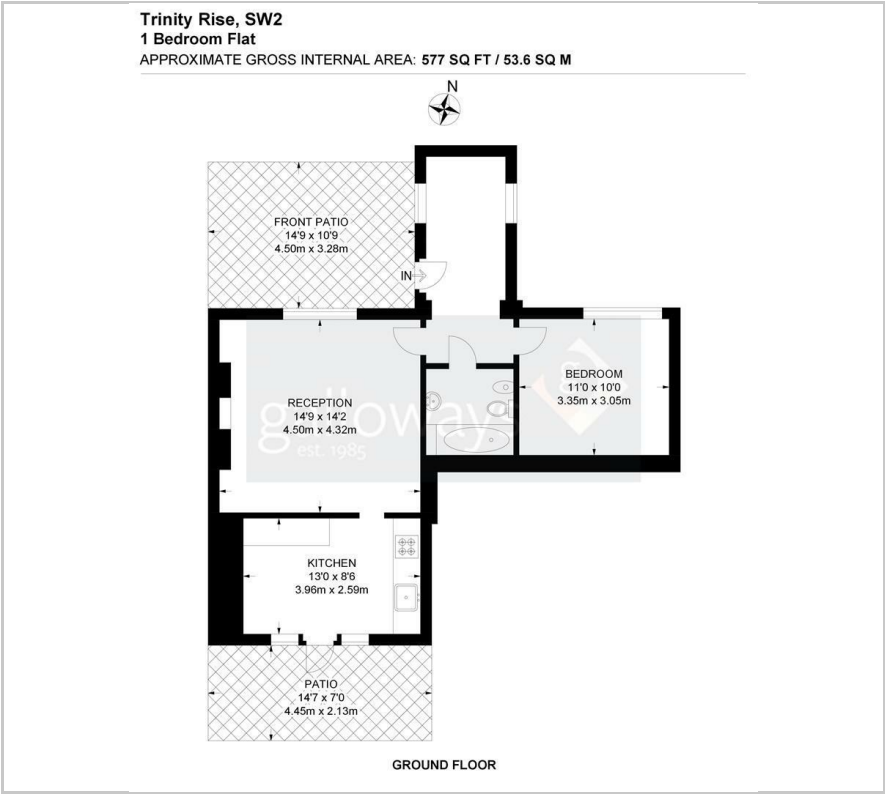
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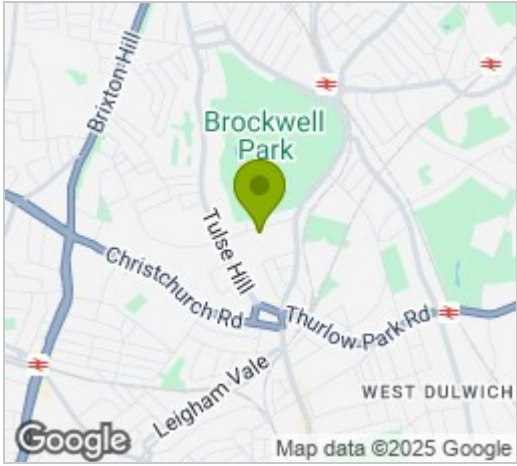
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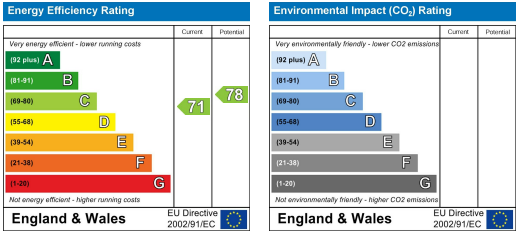
Floor Plan



Area Map



Energy Efficiency Graph



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