



**Trinity Gardens, Brixton, SW9**

3 bedroom flat - purpose built for sale

**£525,000**

Leasehold

## Property Details

An enticing three bedroom apartment with a Juliet balcony nestled in a popular and leafy setting in the heart of Brixton, moments from Trinity Gardens Square. Set back from the street, this bright first floor apartment has leafy views to the front and rear, enjoying a pretty setting whilst still having the convenience of a super central location. There is the potential to add your own stamp over time. The heart of the home is the reception with generous space in which to entertain, dine or lounge in front of the feature fireplace. French doors open to allow fresh air to breeze through the room, leading to a Juliette balcony overlooking the gardens below, the ideal for watching the sun set over the rooftops. Also relishing views of greenery, the separate kitchen is opposite with contemporary cabinetry down both sides, providing generous storage and worktop space, a practical yet pleasant place to cook. A truly versatile home, all three bedrooms are neutrally presented with high ceilings, large windows and modern flooring. The neutral bathroom has a bathtub plus overhead shower, integrated storage and a separate WC, the perfect setup for easing morning routines.

## Features

- Three bedrooms
- South-West facing Juliet balcony
- Secure purpose built
- Leafy setting
- Separate kitchen and reception
- Bright and airy
- Over 825 square feet
- Brixton tube a four-minute walk
- Amenities and eateries in every direction
- Chain-free

Council tax band C    EPC rating C (71)



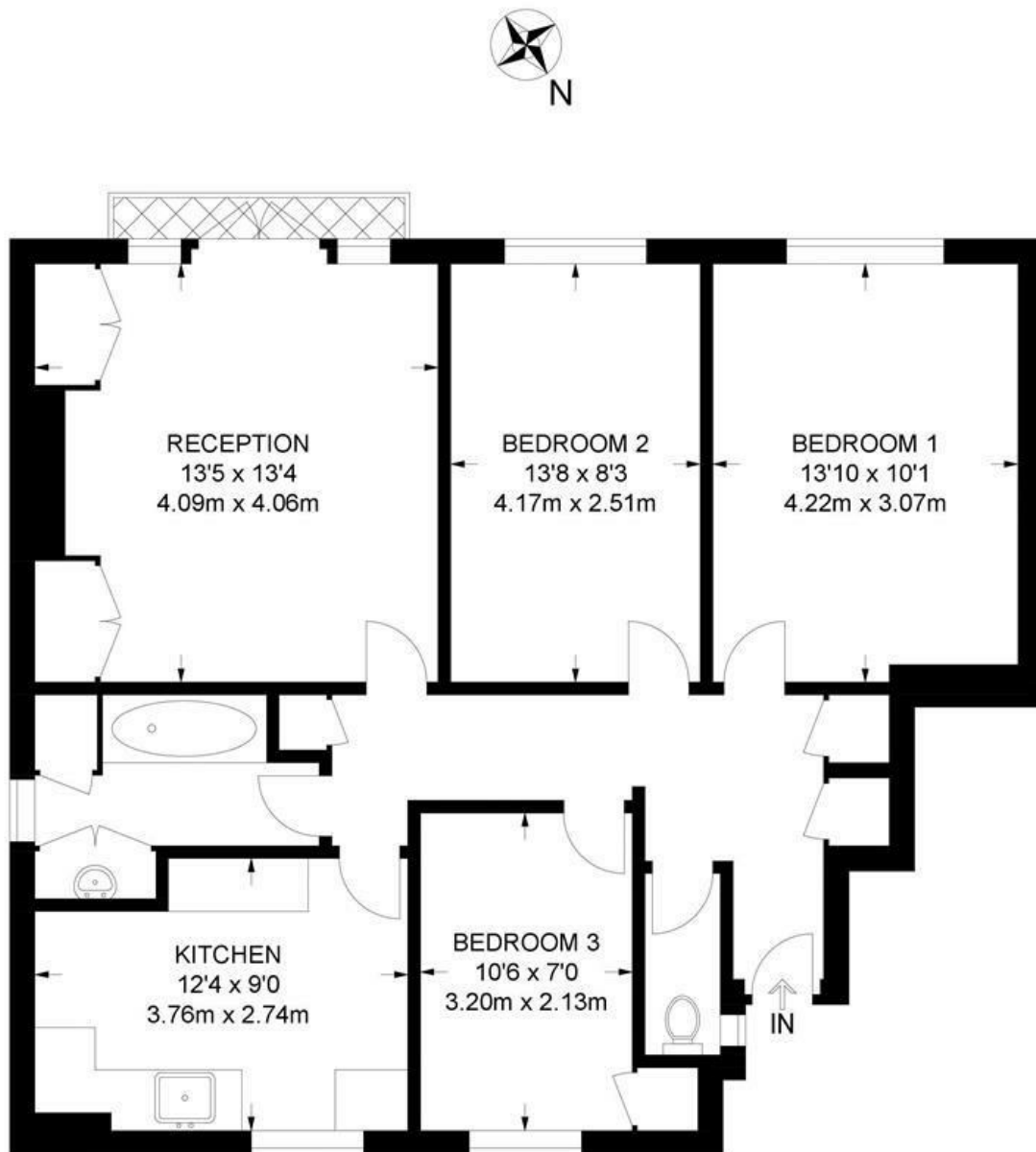


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## Trinity Gardens, SW9

### 3 Bedroom Flat

APPROXIMATE GROSS INTERNAL AREA: 829 SQ FT / 77 SQ M



FIRST FLOOR



While we 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.

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