



## Trinity Church Square, SE1

### £990,000

A very rarely available, almost 1,000 sq ft Georgian Maisonette, split over two levels, with a very generous living room and separate eat-in kitchen, two generous double bedrooms, two bathrooms, a conservatory and a delightful rear garden. Permit parking is available.

The historic Trinity Church Square is one of the most desirable locations in SE1, with a genuine community spirit. You are moments away from Borough station, the vibrancy of London Bridge, Borough Market, Bermondsey Street and the Southbank.

### Features

- Georgian Conversion
- Split Level Maisonette
- Two Double Bedrooms
- Two Bathrooms
- Almost 1,000 Sq Ft
- Private Rear Garden



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The property is set within a beautiful Grade II Listed building, with period features throughout, including high ceilings on the upper floor, large sash windows and original shutters, through to its original fireplaces.

The building itself, and each of the properties therein, was fully refurbished to a very high standard in 1994, re-wired and re-plumbed, with new double glazed sash windows, additional insulation and sound-proofing.

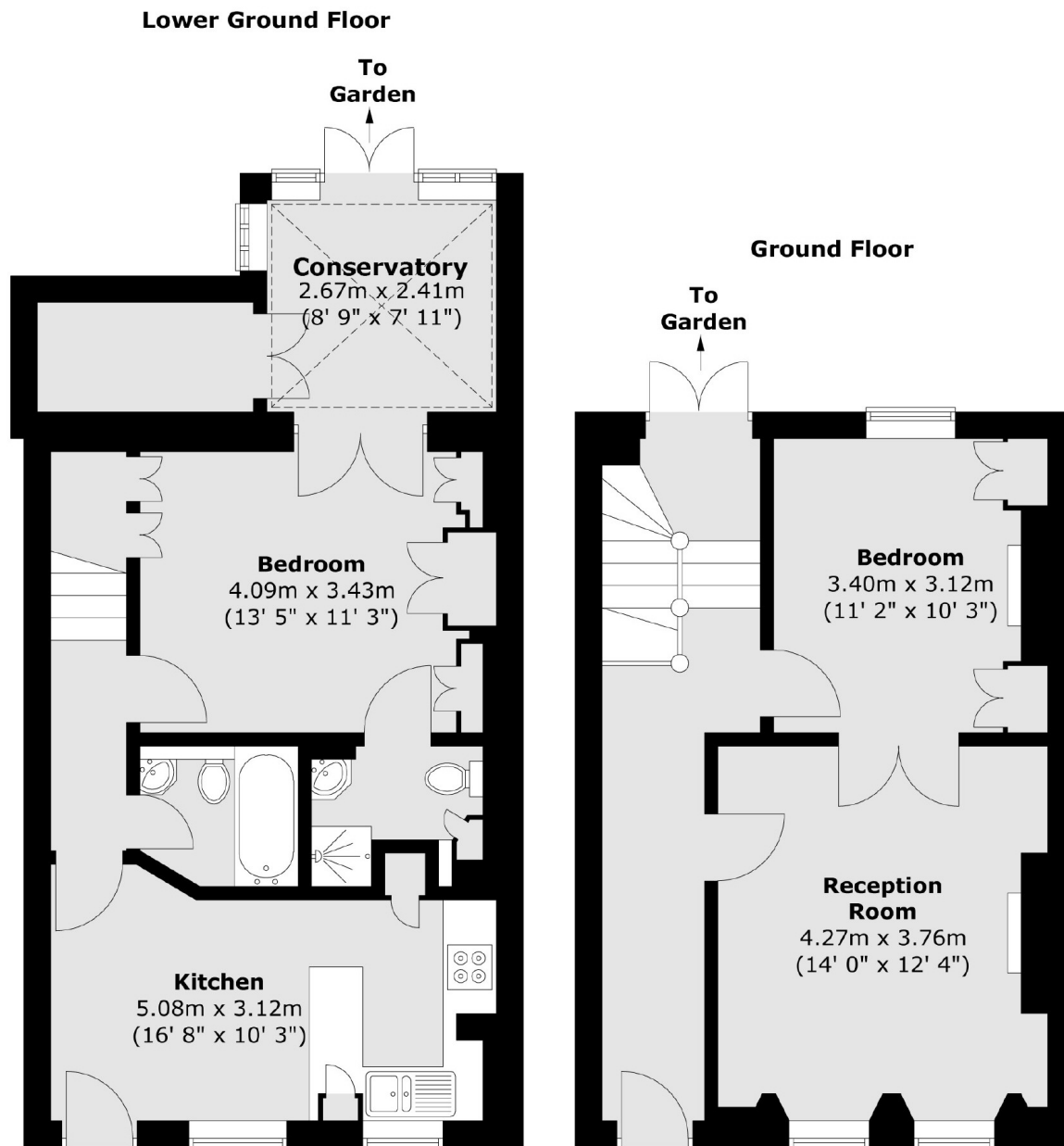
There is a double bedroom on each floor, although the current owners are using the upper floor as a double reception room at present. To the rear of the property is an incredibly private garden, accessed from either floor.

This immaculate Georgian square, with tranquil gated communal garden overlooked by Henry Wood Hall, forms the heart of the historic Trinity Village conservation area. Additional benefits include vault storage, residents' permit parking and access to communal garden.





# Trinity Church Square, London, SE1



Total area (approx.) : 90.9 sq. m (978 sq. ft)