

The logo features the word "MiHomes" in a white serif font, enclosed within a white outline of a house with a chimney.

MiHomes

PORTLAND
COURT
Trinity
Flats

FLAT 12

— PORTLAND COURT —

Spacious ground floor apartment with private patio, gated parking and communal gardens.

Asking price £800,000

Occupying the ground floor of Portland Court, one of the sought-after apartment buildings within the highly regarded Chadwick Square development on Trinity Street, this spacious three-bedroom apartment extends to approximately 1,182 sq ft and offers exceptional lateral living, making it an ideal choice for those looking to downsize without compromising on space.



Presented in good internal order throughout, the apartment is arranged around a welcoming central entrance hall, creating a practical and well-balanced layout.

The generous reception room provides an excellent space for both relaxing and entertaining, with direct access to a private patio, while the separate kitchen offers ample storage and generous worktop space, making it well suited to everyday living.

The accommodation comprises three well-proportioned double bedrooms, including a principal bedroom with en suite shower room, complemented by a modern family bathroom. Excellent built-in storage is found throughout the apartment, including a useful storage cupboard housing the boiler, adding to its practicality and making it equally

well suited to owner-occupiers, families or professional sharers.

The property's broad footprint and predominantly lateral layout create a wonderful sense of space that is increasingly difficult to find in central London. Further benefits include an allocated gated parking space, a rare and highly desirable feature in this prime SE1 location.

In addition to the private patio, residents enjoy access to the beautifully maintained mature communal gardens within Chadwick Square, providing a peaceful green retreat exclusively for those living in the development. The gardens also feature a designated barbecue area, creating an attractive outdoor space for entertaining family and friends during the warmer months.





Location

Portland Court enjoys a superb position on Trinity Street in the heart of Borough, one of central London's most vibrant and historic neighbourhoods. Borough Market is just a short stroll away, offering an exceptional selection of artisan food producers, independent cafés, restaurants and bars, while the nearby South Bank, Bermondsey Street and Bankside provide an outstanding choice of cultural attractions, galleries and riverside walks. The area perfectly balances a neighbourhood feel with the convenience of central London living.

One of the property's greatest advantages is its exceptional proximity to the City of London. The Square Mile can be reached on foot in around 20 minutes, with Bank, Monument and Liverpool Street all easily accessible, making it an ideal home for those working in the City or wider financial district. This enviable location allows residents to enjoy a straightforward daily commute while benefiting from the character, independent amenities and vibrant lifestyle that Borough has to offer.

Transport links are excellent, with Borough Underground Station (Northern line) and London Bridge Station (Jubilee and Northern lines, National Rail and Thameslink services) both within easy walking distance, providing fast connections across London and beyond. The property is also ideally located for King's College London, particularly the Guy's Campus, as well as Guy's and St Thomas' NHS Foundation Trust, making it an attractive option for academics, medical professionals and professional sharers alike.



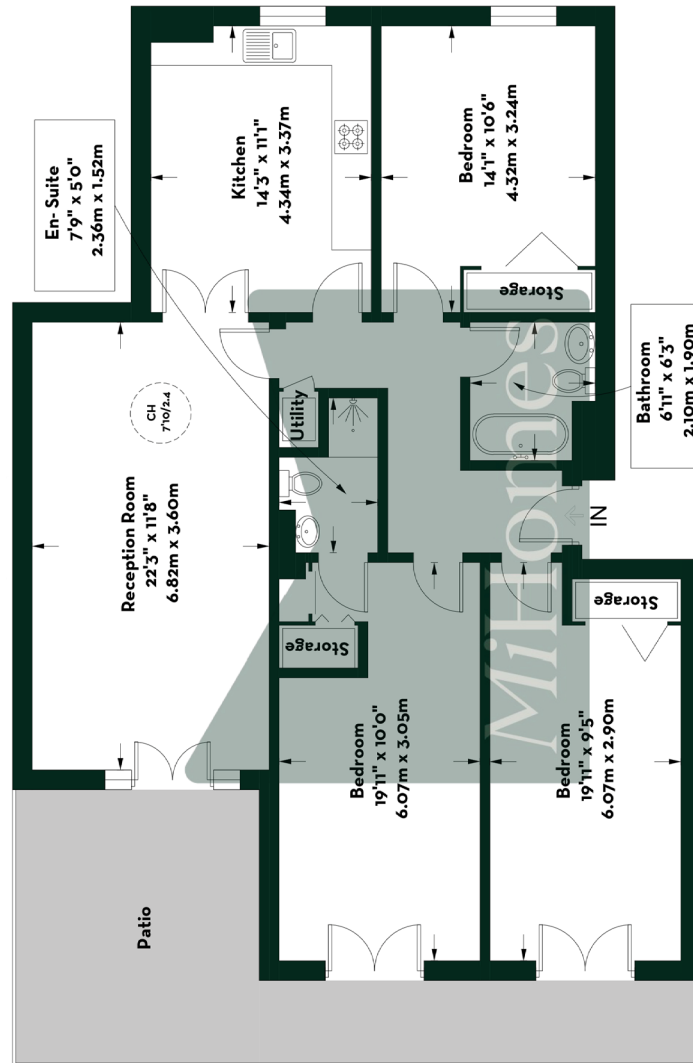
Floorplan:

Flat 12 Portland Court,
52 Trinity Street, London, SE1 4JZ

- Lease length: 100 years remaining
- EPC rating: C
- Council Tax Band: Band F
- Approx. Gross internal floor area:
1182 sq.ft / 109.8 sq.m

Property overview:

- Three double bedrooms, principal with en suite
- 1,182 sq ft lateral apartment
- Spacious ground floor home in Chadwick Square
- Reception room with private patio
- Near Borough Market, London Bridge & South Bank
- Family bathroom plus en suite
- Residents' gardens & BBQ area
- Gated allocated parking
- Close to Borough & London Bridge stations
- Bungalow-style layout in the heart of SE1



Ground Floor

This plan is for layout purposes only, not drawn to scale unless stated. window and door opening are approximate. whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID: 1318199)

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