



**Josephine Avenue, Brixton, SW2**

3 bedroom flat - purpose built for sale

**£750,000**

Leasehold

## Property Details

A rare find this superb three bedroom, two bathroom split-level apartment with gardens, set back from leafy Josephine Avenue with the greenery of Brockwell Park a three minute walk away, the location cannot be overstated. Overlooking the treetops below sits a sociable dine-in kitchen, equipped with fully integrated appliances and ample storage including walk-in pantry. Enjoying the same leafy views, the grand reception room sits adjacent, a truly calming space in which to unwind. A contemporary family bathroom completes this floor. Upstairs, the three well-sized bedrooms are quietly nestled. Spanning the depth of the building, the principal bedroom is an impressive, private suite, benefitting from an en-suite bathroom and built in storage options. Across the hall, the other two bedrooms are both comfortable doubles with built in storage. Not to be underestimated, there is access to good eaves storage. Further benefits include a large, well-maintained, shared rear garden, secure bike storage and access to off-street parking (operating on a first-come, first-served basis). Situated on the ever popular, tree-lined Josephine Avenue, a ten-minute walk to central Brixton or an eight minute stroll to sleepier Herne Hill.

Council tax band E    EPC rating B (82)

## Features

- Three double bedrooms
- Two bathrooms
- 1,130 square feet of internal space
- South-facing communal gardens
- Bright and airy
- Tastefully finished throughout
- Leafy sought-after residential avenue
- Moments to Brockwell Park
- Brixton and Herne Hill centres a ten minute stroll away
- Chain-free

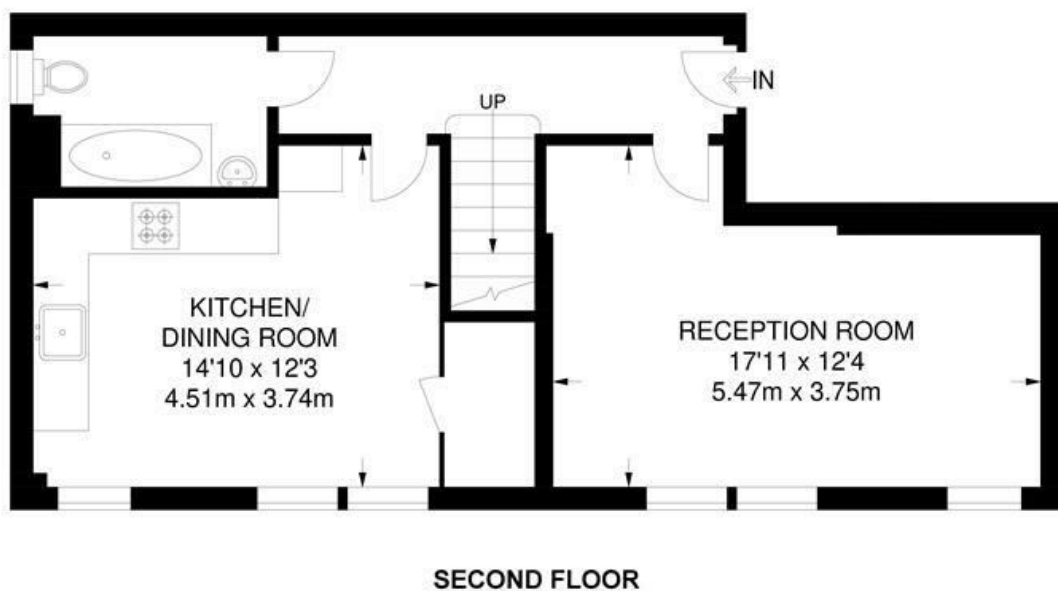
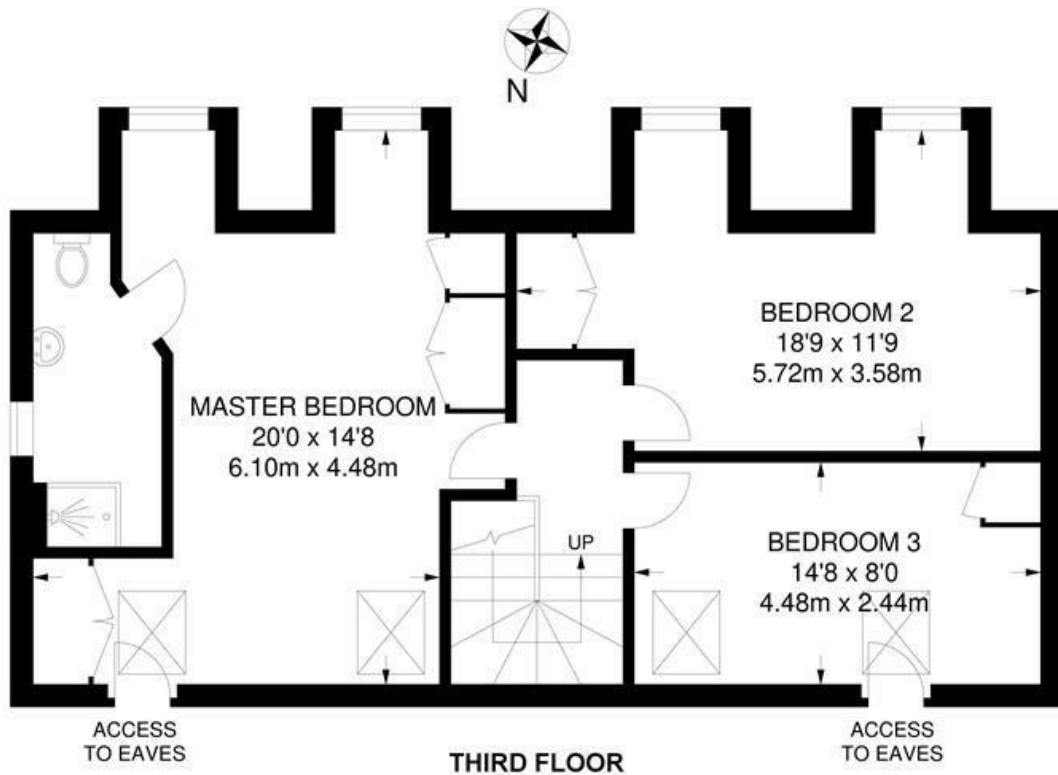




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**Josephine Avenue, SW2**  
**3 Bedroom Apartment**

APPROXIMATE TOTAL INTERNAL AREA: 1130 SQ FT / 105 SQ M



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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