Arodene Road, Brixton, SW2

4 bedroom house for sale

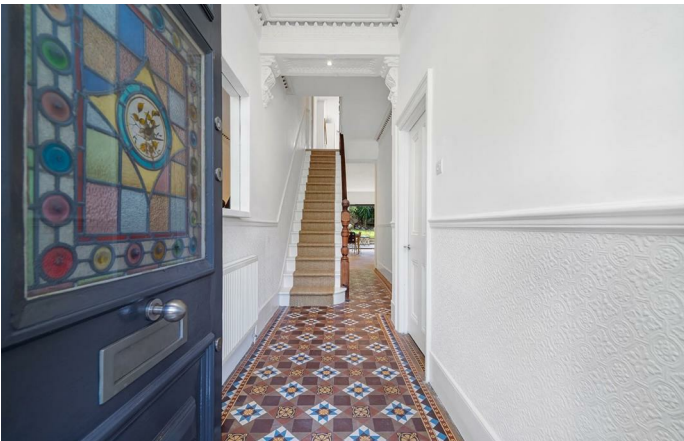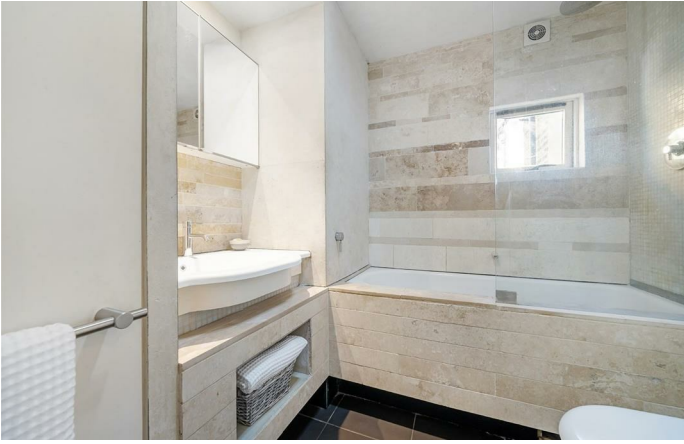## £1,250,000

Freehold

Property Details

A larger than average four double bedroom Victorian house, with private garden plus two Juliet balconies on a desirable street in the Josephine Conservation area. Remodelled by the architect owner, this property is around two feet wider than the standard. A wonderfully bright and airy dual reception room is characterful with original features. The dine-in kitchen has been tastefully extended, with distinctive design and use of unusual materials to create a luxurious ambience, with underfloor heating. Bi-fold doors lead from the dining area to the well-maintained South-West facing sunny garden with paved seating area, raised lawn bordered with planters plus a shed. Upstairs are four double bedrooms, two family bathrooms and a loft, ideal for storage yet with precedent set should purchaser wish to seek permissions to expand this already substantial home. The principal bedroom is deluxe with built in wardrobes, neutral décor and character, plus additional privacy and views over the tree-tops due to the positioning. The remaining three bedrooms are to the rear with garden views, two with Juliette balconies, plus one a mezzanine sung. Both indulgent bathrooms have underfloor heating.

Council tax band F   EPC rating (null)

Features

- Four double bedrooms
- Two bathrooms
- Private South-West facing garden
- Two Juliet balconies
- Victorian freehold house
- Wider property than the standard of the area
- Potential to extend the loft STPP
- Desirable residential street
- Short walk to Brixton, Herne Hill and Brockwell Park
- Chain-free

Arodene Road, SW2
4 Bedroom House
APPROXIMATE GROSS INTERNAL AREA WITH LOFT: **2360 SQ FT / 219.3 SQ M**
APPROXIMATE GROSS INTERNAL AREA WITHOUT LOFT: **1885 SQ FT / 175.1 SQ M**

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GARDEN

MEZZANINE
7'9 x 5'7
2.36m x 1.70m

DINING/KITCHEN
18'8 x 17'4
5.69m x 5.28m

BEDROOM 4
16'8 x 11'5
5.08m x 3.48m

BEDROOM 1
19'10 x 11'6
6.05m x 3.51m

UP

RECEPTION
11'9 x 11'9
3.58m x 3.58m

UP

UP

BEDROOM 3
11'11 x 11'10
3.63m x 3.61m

UP

VOID

LOFT
27'0 x 18'3
8.23m x 5.56m

UP

UP

RECEPTION
14'9 x 13'1
4.50m x 3.99m

BEDROOM 2
18'2 x 14'6
5.54m x 4.42m

IN

CELLAR

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

K
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.

Keating **K** Estates