



**Josephine Avenue, Brixton, SW2**

2 bedroom flat - conversion for sale

**£600,000**

Leasehold

## Property Details

An extremely spacious two double bedroom split-level top floor apartment, situated in a sympathetically converted Victorian town house in a sought after quiet residential road, which rarely come to market, with easy access to excellent bus and tube routes and nearby green spaces including Brockwell Park and Clapham Common. Updated and redecorated in neutral colours throughout and presented in immaculate condition with the potential to convert into three bedrooms. The open-plan living area is vast, with dual-aspect natural light plus character such as the feature fireplace and wooden sash windows. The generous lounge and dining areas relish leafy views ideal for entertaining and flow through to the contemporary kitchen. Nestled peacefully at the rear is one of the two double bedrooms, beautifully finished with great proportions and enjoying views over the gardens. Adjacent, a modern bathroom is neutrally decorated and equipped with both shower and bath. The second bedroom is arranged over the third floor, a particularly bright and spacious 'loft-style' room complete with significant built-in storage, plus access to further eaves storage. Early registration of interest advised.

Council tax band C    EPC rating D (66)

## Features

- Two double bedrooms
- Victorian conversion
- Desirable leafy avenue
- Over 1,000 square feet of internal living space
- Split over two floors
- Potential to convert into three double bedrooms (STPP)
- Local amenities of Brixton Hill
- Central Brixton a ten-minute stroll
- Brockwell Park moments from the end of the avenue
- Chain-free



Josephine Avenue, Brixton, SW2

**Josephine Avenue, SW2**  
**2 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA: 1032 SQ FT / 95.9 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.

Josephine Avenue, Brixton, SW2

