



**Arodene Road, Brixton, SW2**

2 bedroom flat - conversion for sale

**£650,000**

Share of Freehold

## Property Details

With over 900 square feet, this spacious, two double bedroom Victorian converted flat, split over three floors is situated in an extremely popular residential area, on a particularly sought-after road nestled within the Josephine Avenue conservation area, a short walk from Brixton tube and Brockwell Park. The road itself is very quiet, with a car being quite an unusual sight, you can literally hear a pin drop. There's also a great sense of community alongside the adjoining roads with pedestrianised street parties and art fairs on the annual calendar. All in all, there are not many split-level properties on the market of this size, packed full of characterful features in such a sought-after location. The pubs, bars and restaurants of Brixton Hill and Effra Road are a two-minute walk. While the property benefits from all that Brixton offers, from the open-air eateries of Brixton Village to the music venues and nightlife the area is famous for.

## Features

- Two double bedrooms
- Two bathrooms
- Victorian conversion
- Split-level with characterful features
- Over 900 square feet of internal living space
- Access to substantial loft space
- Sought-after quiet residential street
- Close to Brockwell Park
- Share of freehold
- Chain free

Council tax band D    EPC rating C (70)





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## Arodene Road

2 Bed flat

Approx internal area:

**923 sqft 86 sqm**

Total Inc. Eaves 1020 sqft 95.7 sqm

While we do 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



First Floor

Second Floor





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