

## **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.

Council tax band D EPC rating C (70)

#### **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



















### Arodene Road, Brixton, SW2



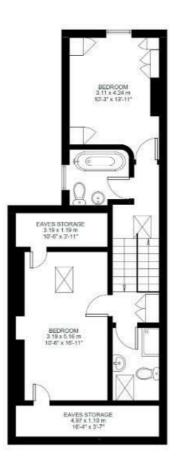
Total Inc. Eaves 1020 sqft 95,7 sqm

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

# Arodene Road







Second Floor





#### Arodene Road, Brixton, SW2

