



**Josephine Avenue, Brixton, SW2**

**£650,000**

2 bedroom flat - purpose built for sale

## Property Details

A bright and airy open-plan reception is flooded with light through a characterful bay window, offering an abundance of space to relax and unwind, dine and cook. The kitchen is tucked away and resists the possibility of imposing on the living spaces, whilst still being a part of this ideal entertaining room. The kitchen itself is modern, thoroughly thought through to provide more than enough storage and surface space and comes with high-end fully-integrated appliances. Both bedrooms are peacefully tucked away at the rear of the building, overlooking the patio. The principal bedroom is particularly comfortable and opens out directly onto the patio area, meaning fresh air can breeze through the flat whilst the glass double doors drench the room in natural light. The second bedroom is still a well-proportioned double, could easily be rented out if desired or perhaps repurposed to suit the needs of the purchaser; it would make an excellent nursery or home office. A modern and well-kept bathroom provides a desirable level of privacy between the two bedrooms and completes the interior of the property.

## Features

- Two double bedrooms
- Over 700 square feet of internal space
- Direct access to South-facing patio
- Large communal garden
- Tastefully finished throughout
- Sought-after residential road
- Amenities of Brixton Hill within a stone's throw
- Moments from Brockwell Park

Council tax band D    EPC rating C (80)





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## Josephine Avenue

### 2 Bedroom Flat

Approx internal area:

**707 sqft 66 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



Ground Floor





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