



**Arodene Road, Brixton, SW2**

1 bedroom flat - conversion for sale

**£390,000**

Share of Freehold

## Property Details

A delightful one bedroom flat, arranged securely over the top floor of an end-of-terrace Victorian townhouse, boasting a handsome façade and enviable location on one of Brixton's most sought-after residential streets, nestled within the Josephine conservation area. The stunning open plan reception offers a well-equipped integrated kitchen and is flooded with natural light through multiple Velux windows. The open-plan kitchen follows on to a cosy reception area, complete with the attractive addition of a Juliet balcony that has lovely views across the neighbouring gardens at the rear. There is plenty of room for a large dining table, an ideal area to entertain guests when the new purchaser is not relaxing and unwinding in this tranquil, secure space. The bedroom is peacefully tucked to the rear of the building and offers generous dimensions for any additional storage or a work-from-home space, if required. The bedroom and the Juliet balcony in the reception both benefit from a West-facing position, making them perfect spots to watch the sun melt away into the distance in the evenings. This charming flat is completed by a modern family-sized bathroom and measures up at 540 square feet.

Council tax band C    EPC rating (null)

## Features

- One double bedroom
- Victorian conversion
- Secure top floor position
- Juliet balcony
- 540 square feet of internal space
- Sought-after quiet residential street
- Close to Brockwell Park
- Central Brixton in minutes
- Chain-free
- Share of freehold





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Approximate internal area: **540 sqft 50 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.



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