



**Arodene Road, Brixton, SW2**

2 bedroom flat - conversion for sale

**£625,000**

Leasehold

## Property Details

A fantastic example of a two double bedroom garden flat within a charming Victorian terraced house on a highly sought-after road within the Josephine Avenue conservation area. Arodene Road boasts an exclusive location minutes from both leafy Brockwell Park and central Brixton. The principal double bedroom sits to the front of the property, flooded with natural light from a large bay window, still a genuine double, the second bedroom benefits from a large pane door, leading out into a courtyard lightwell. A modern bathroom equipped with walk-in shower and storage separates the bedrooms, making this lovely home ideal for sharers. Occupying the rear of the property is a bright and airy, open plan reception room with generous proportions on offer. The kitchen is a fusion of sleek modern design, coupled with characterful wooden surfaces and integrated appliances. A lounge area at the rear, overlooks the sunny private garden with double doors opening out. The cellar doubles as a handy utility room. Chain-free, early registration of interest advised.

## Features

- Two double bedrooms
- Victorian conversion
- Private garden
- Bright and airy
- Well-presented throughout
- Almost 800 square feet
- Sought-after road in the Josephine Conservation area
- Fifteen-minute walk to Brixton tube station
- Close proximity to Brockwell Park
- Chain-free

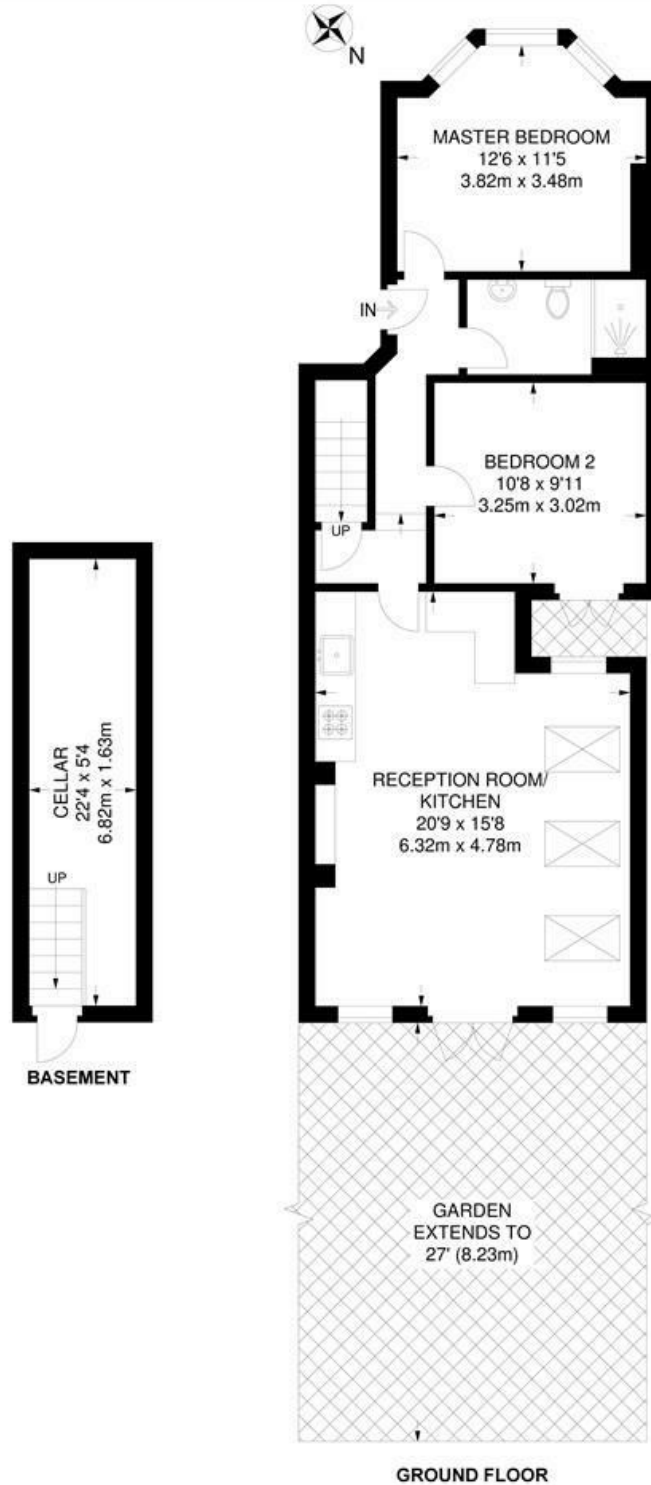
Council tax band C    EPC rating C (69)



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**2 Bedroom Flat**

APPROXIMATE TOTAL INTERNAL AREA: 796 SQ FT / 74 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.

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