

**Arodene Road, Brixton, SW2**

2 bedroom flat - conversion for sale

**£600,000**

Share of Freehold

## Property Details

This appealing two-bedroom garden flat occupies the ground floor of an attractive end-of-terrace Victorian house on a quiet, leafy street. The property has a pleasing façade and a well-balanced layout throughout. At the rear sits the main hub of the home: a spacious open-plan reception and kitchen area. The reception provides generous room for living and dining arrangements, with bold blue walls adding a confident, contemporary backdrop. The kitchen is positioned at the rear and features a large window overlooking the garden, filling the space with natural light. It is fitted with sleek modern cabinetry and neutral worktops, with integrated appliances and a layout that allows efficient movement when cooking or hosting. French doors open directly onto the private garden, which includes a patio, a shingled section, and a decked area at the rear, with side access for convenience. The principal bedroom sits at the front with a large bay window, while the second bedroom is a comfortable double. A family bathroom sits between the bedrooms, and a demised cellar provides useful storage.

Council tax band D

EPC rating D (62)

## Features

- Two double bedroom
- Large private garden with side access
- End of terrace Victorian conversion
- Demised cellar
- Sought-after quiet residential street
- Local cafes, pubs, shops and eateries on the doorstep
- Walking distance to Brixton and Herne Hill town centres
- Brockwell Park close by
- Victoria line and overground
- Chain- free

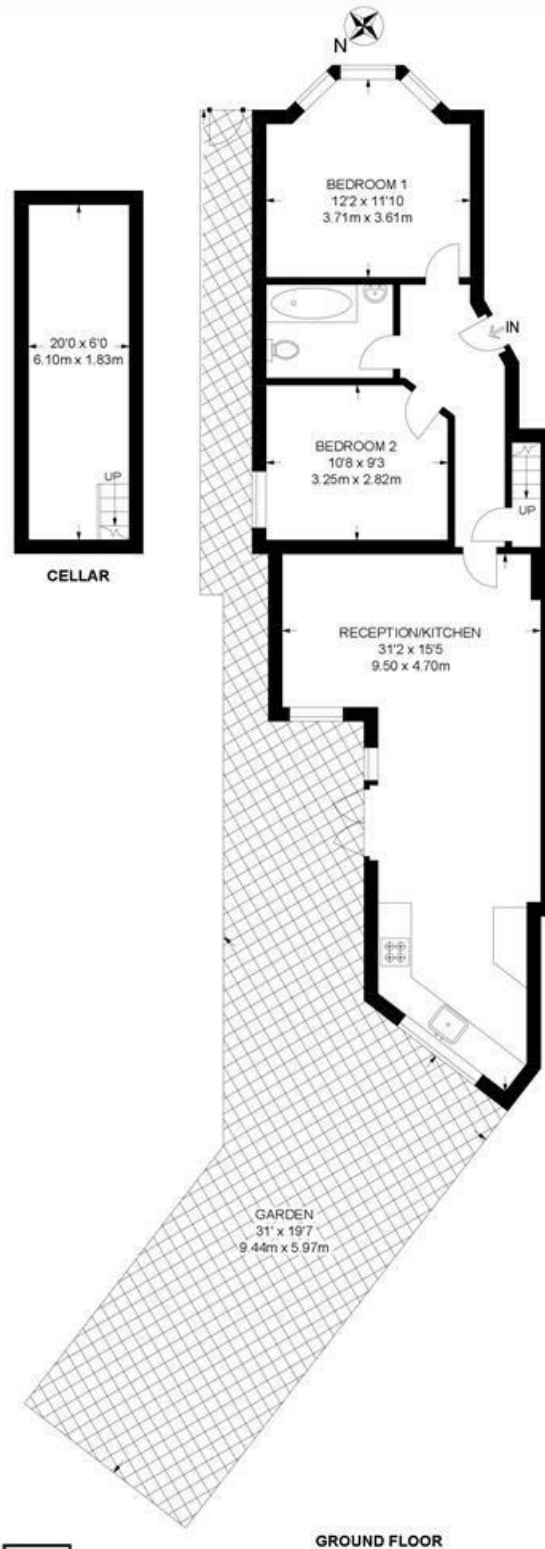




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**2 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA INCLUDING CELLAR: **799 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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