



## Arodene Road, Brixton, SW2

**£1,250,000**

Freehold

4 bedroom house for sale

### Property Details

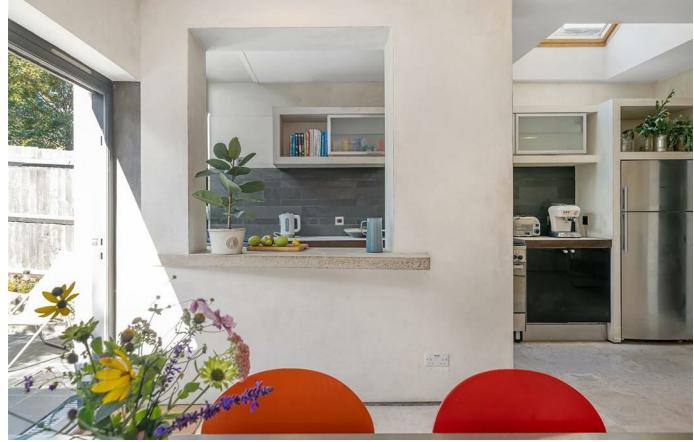
A larger than average four double bedroom Victorian house, with private garden plus two Juliet balconies on a desirable street in the Josephine Conservation area. Remodelled by the architect owner, this property is around two feet wider than the standard. A wonderfully bright and airy dual reception room is characterful with original features. The dine-in kitchen has been tastefully extended, with distinctive design and use of unusual materials to create a luxurious ambience, with underfloor heating. Bi-fold doors lead from the dining area to the well-maintained South-West facing sunny garden with paved seating area, raised lawn bordered with planters plus a shed. Upstairs are four double bedrooms, two family bathrooms and a loft, ideal for storage yet with precedent set should purchaser wish to seek permissions to expand this already substantial home. The principal bedroom is deluxe with built in wardrobes, neutral décor and character, plus additional privacy and views over the tree-tops due to the positioning. The remaining three bedrooms are to the rear with garden views, two with Juliette balconies, plus one a mezzanine sung. Both indulgent bathrooms have underfloor heating.

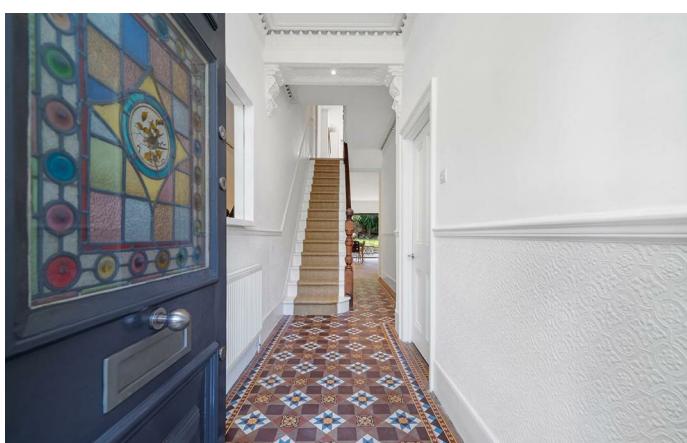
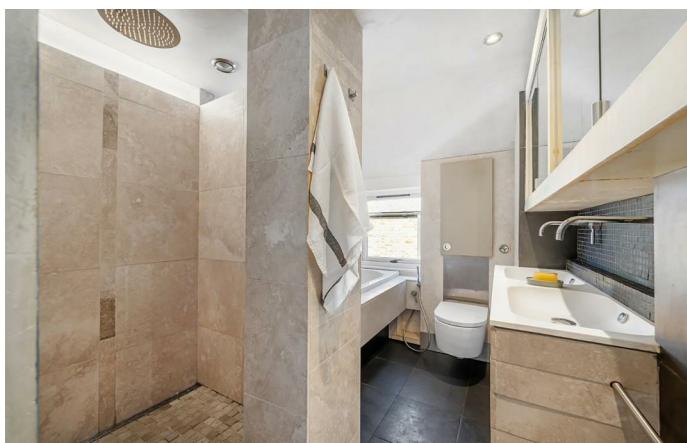
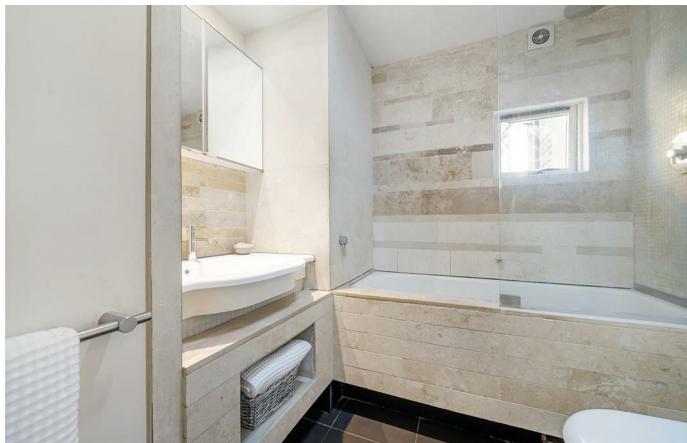
### Features

- Four double bedrooms
- Two bathrooms
- Private South-West facing garden
- Two Juliet balconies
- Victorian freehold house
- Wider property than the standard of the area
- Potential to extend the loft STPP
- Desirable residential street
- Short walk to Brixton, Herne Hill and Brockwell Park
- Chain-free

Council tax band F

EPC rating (null)





Arodene Road, Brixton, SW2

**Arodene Road, SW2**

**4 Bedroom House**

APPROXIMATE GROSS INTERNAL AREA WITH LOFT: 2360 SQ FT / 219.3 SQ M

APPROXIMATE GROSS INTERNAL AREA WITHOUT LOFT: 1885 SQ FT / 175.1 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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