



**Arodene Road, Brixton, SW2**

1 bedroom flat - conversion for sale

**£375,000**

Leasehold

## Property Details

A bright and elegant top-floor one bedroom flat in a handsome Victorian terrace on sought-after Arodene Road, ideally located near central Brixton yet offering a peaceful, village-like feel. A private staircase leads to the top floor, where a spacious open-plan reception and kitchen span the building's width, bathed in natural light from Velux windows. The kitchen features shaker style cabinetry, and there's access to the eaves for handy storage. The tranquil bedroom sits at the rear with garden views and loft access. The bathroom is tastefully finished with a bath and overhead shower. Arodene Road is a leafy, community-focused street with annual events and a welcoming feel. Just a 10-12 minute stroll to central Brixton and close to popular spots like Stir Coffee and the White Horse pub. Excellent transport links include Brixton tube and regular buses. Brockwell Park, Herne Hill, Dulwich, and Clapham are all easily accessible, making this home ideal for calm, connected living.

## Features

- One double bedroom
- Victorian conversion
- Bright and airy
- Private aspect over the top floor
- Sought-after quiet residential street
- Local cafes, pubs, shops and eateries on the doorstep
- Brixton and Herne Hill a ten-fifteen minute stroll
- Brockwell Park close by
- Victoria line and overground
- Chain free

Council tax band C

EPC rating D (58)





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### 1 Bedroom Flat

APPROXIMATE GROSS INTERNAL AREA INCLUDING EAVES: 588 SQ FT / 55 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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