



Josephine Avenue, Brixton, SW2

3 bedroom flat - conversion for sale

£790,000

Share of Freehold

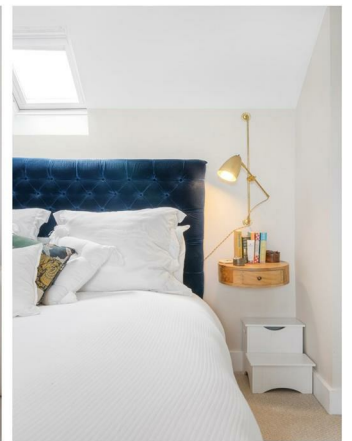
## Property Details

Lovingly cared for this wonderful home spans 1,100 square feet of internal space, retaining period features whilst incorporating contemporary finishes to create a beautiful apartment which is ready to move into hassle-free. With leafy avenue views, the reception room is set to the front of the home, a bright space with charming features including sash windows, high ceilings and a feature fireplace. Neutrally yet tastefully presented this spacious room has a cosy feel, ideal for unwinding on the generous sofa, with space for a dining table if desired. For those who entertain on a regular basis, the second bedroom sits adjacent, currently dressed with a dining table under the sash window, with original floorboards creating a lavishly homely space in which to host. The separate kitchen features sleek, contemporary cabinetry down both sides, topped with wooden worktops, transitioning into a breakfast bar for a more casual dining option. A large range cooker and the ergonomic layout combine to make this an enjoyable place to cook up a tasty treat, with leafy views through the window. All three bedrooms are doubles, set apart from one another for a level of privacy suited to sharers. Peacefully set over the top floor, the principal bedroom is soothingly presented, enjoying the proportions for plentiful storage plus a lounging area with views over the rooftops to the London skyline, including The Shard. The second and third bedrooms are nestled to the rear of the home on the floor below. Luxuriously opulent, the main bathroom is equipped with a free-standing, double-ended bath and a separate walk-in rain shower. Contemporary lighting features, trendy brass fittings, characterful beams and vibrant tiling all add to the spa-like quality of this fantastic space. Ideal for visiting guests and busy morning routines, a handy WC is similarly presented on the floor below.

## Features

- Three double bedrooms
- Victorian conversion
- 1,100 square feet split over two floors
- Immaculately presented
- One of Brixton's most sought-after streets
- Josephine Avenue conservation area
- A short stroll to Brockwell Park
- Brixton Village and tube station within a ten-minute walk
- Herne Hill within walking distance through Brockwell Park
- Share of freehold

Council tax band C    EPC rating C (74)



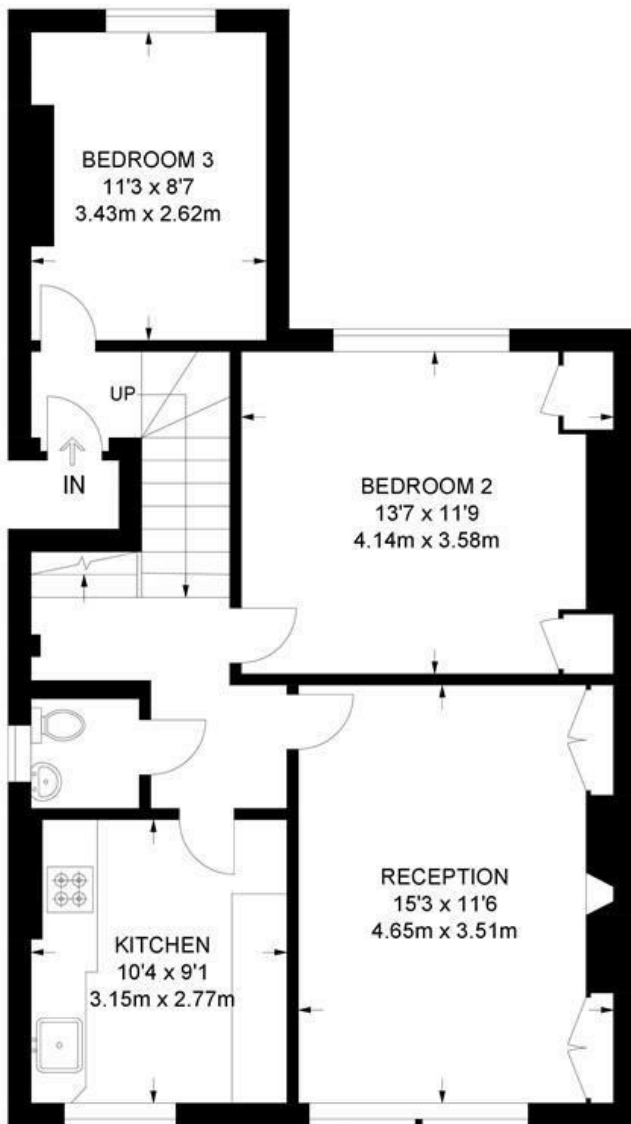




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**Josephine Avenue, SW2**  
**3 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA: **1148 SQ FT / 106.6 SQ M**



FIRST FLOOR



SECOND FLOOR



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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