



## Josephine Avenue, SW2

£1,199,950

 5  2  1  A

- Five Double Bedrooms
- Set Over Four Floors
- C.1,900 sq. ft.
- Five Areas of Outside Space
- Modern Finish
- EPC A







## ABOUT THE PROPERTY

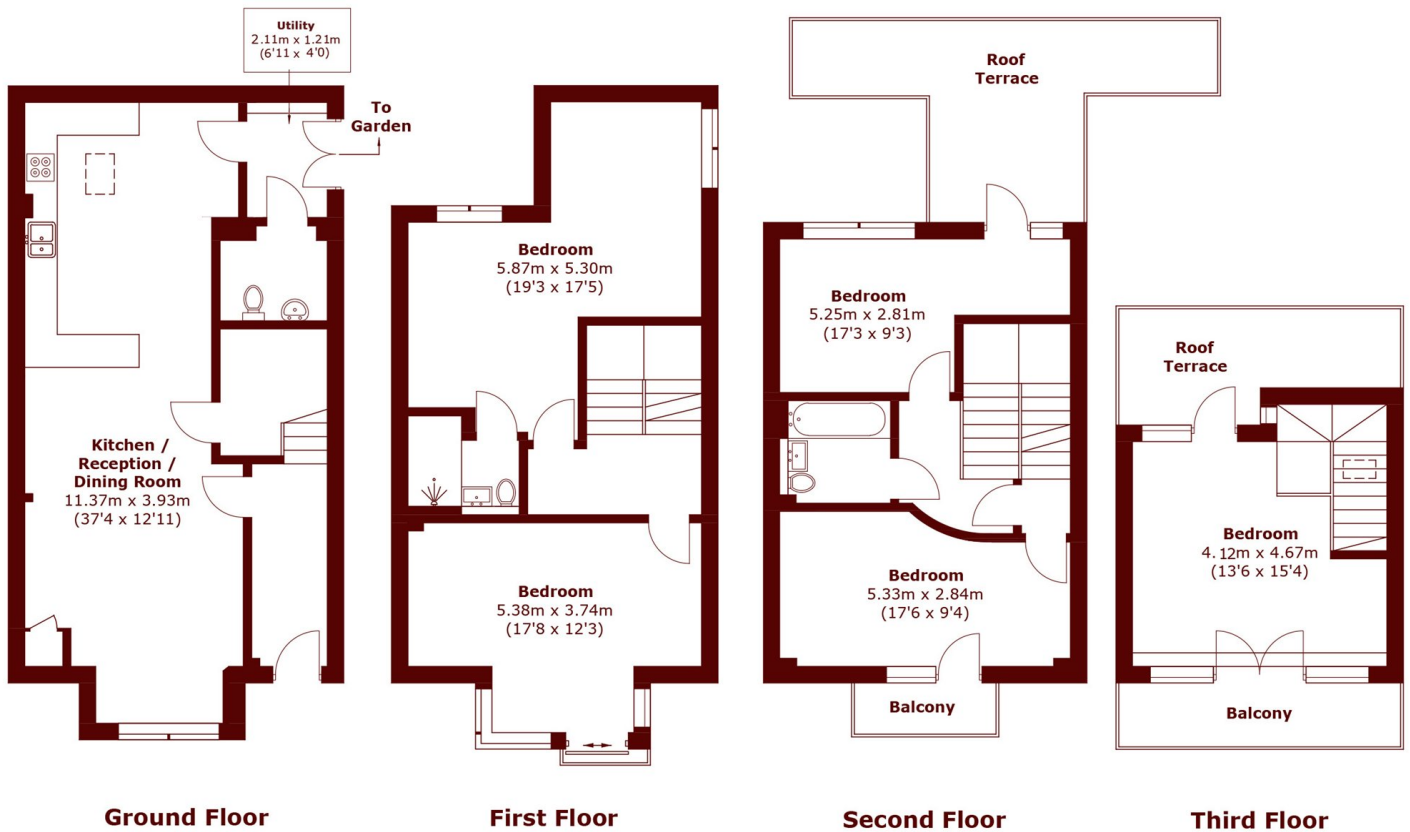
A superb five double bedroom freehold house in impeccable condition arranged over four floors, spanning just shy of 1900 sq ft and boasting multiple balconies and generous roof terraces.

The ground floor is dedicated to contemporary living and entertaining, featuring a stunning open-plan kitchen, dining and reception area with large windows and glazed doors providing excellent natural light. The kitchen is fitted with high-quality integrated appliances, ample storage and solid worktops, alongside a utility room, W/C and further allocated storage space.



Two generous double bedrooms are located on the first floor, both thoughtfully laid out and served by an en-suite bathroom. The second and third floors offer three well-proportioned double bedrooms with one benefiting from access to a private balcony and the other from a spacious roof terrace perfect for al fresco dining and relaxing. The top floor is a particular highlight with dual aspect floor to ceiling doors and direct access to a private roof terrace and balcony. The property offers a high quality specification throughout and has been further improved by the current owners with the addition of a sky light, solar panels and now boasts an impressive EPC rating of 'A'.





Total area (approx.): 176.4 sq. m (1,898.7 sq. ft)  
 Roof Terrace / Balcony: 35.0 sq. m (376.7 sq. ft)

**Marsh & Parsons Brixton**  
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