



Josephine Avenue, SW2 | £575,000

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In General

- Chain Free
- Spacious reception room
- Modern kitchen/dining room
- Two bedrooms
- Stylish bathroom
- Own garden set to front
- Sought after location
- Close to transport
- High ceilings
- Share of Freehold

In Detail

Nestled on the desirable Josephine Avenue, this charming two bedroom first floor flat presents an excellent opportunity for those seeking a comfortable and stylish home. With its inviting facade and chain-free status, this property is ready for you to move in without delay.

The flat unfurls across the first floor of a period house on a leafy, quiet, and peaceful Brixton Avenue. With traffic restrictions in place, there is little noise, and all the properties are set back from the road with private gardens at the front, allowing for privacy and a verdant green aspect from the high vantage point of the bay windows.

The current owner did significant work to the property in 2022, opening up the living space and kitchen, installing a new kitchen and natural hardwood flooring throughout, and a new boiler and radiator system. The flat is organized across a split level, with a small flight of stairs leading down to a bathroom and a secluded and peaceful bedroom at the back of the property, overlooking green and restful private gardens. The back of the property gets the morning sunlight coming before the sun sets through the bay windows at the front of the property.

Finally, the property has access to its own secluded front garden, where the current owner has installed paving, mature planting, and a sitting area. The current owner has used this extensively for hosting.

Located in a sought-after area, this property is surrounded by a vibrant community and is conveniently close to local amenities, transport links, and access to Brockwell Park. Both Herne Hill & Brixton centres have railway stations, together with Brixton Tube, the popular Ritzy Cinema and vast array of shopping amenities.

The vendor together with the co-freeholders are currently in the process of extending the lease.

Early viewings are highly recommended.

EPC: D | Council Tax Band: D | Lease: 990 years remaining | SC: Nil | GR: Nil | BI: £300 pa



Floorplan

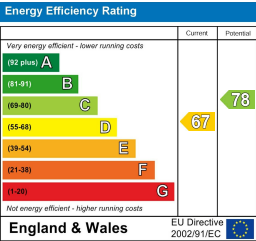
Josephine Avenue, SW2

Approximate Gross Internal Area
60.9 sq m / 656 sq ft



First Floor

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