



**Arodene Road, Brixton, SW2**

2 bedroom flat - conversion for sale

**£685,000**

Leasehold

## Property Details

Occupying the ground floor of a charming Victorian house, this attractive two-bedroom garden flat offers a well-balanced layout and a bright, sociable open-plan living space to the rear. The reception room is bathed in natural light from multiple windows and glazed doors, flowing seamlessly into a private south-west facing garden. A true highlight, the garden features a paved terrace ideal for al fresco dining and a lawn framed by mature planting, creating a peaceful and secluded retreat. The open-plan kitchen is thoughtfully arranged with ample storage, generous worktop space and skylights above, enhancing the light-filled atmosphere. The principal bedroom to the front benefits from a newly installed bay window, adding character and brightness, while the second bedroom offers space for a double bed and additional furnishings, with French doors opening onto a charming courtyard. A contemporary bathroom and a demised cellar complete this inviting home.

## Features

- Two double bedrooms
- South-west facing private garden
- Victorian conversion
- Demised cellar
- Bright and airy
- Sought-after quiet residential street
- Local cafes, pubs, shops and eateries on the doorstep
- Walking distance to Brixton and Herne Hill town centres
- Brockwell Park close by
- Victoria line and overground

Council tax band C    EPC rating C (71)





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**2 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA WITH CELLAR: **781 SQ FT / 72.5 SQ M**  
 APPROXIMATE GROSS INTERNAL AREA WITHOUT CELLAR: **686 SQ FT / 63.7 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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