

**Josephine Avenue, Brixton, SW2**

2 bedroom flat - conversion for sale

**£725,000**

Share of Freehold

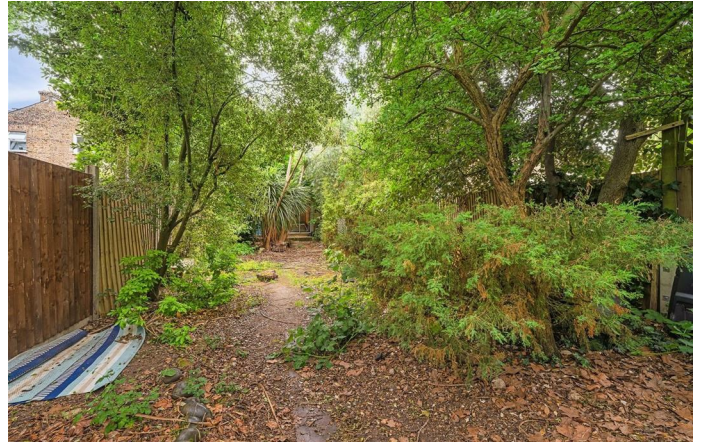
## Property Details

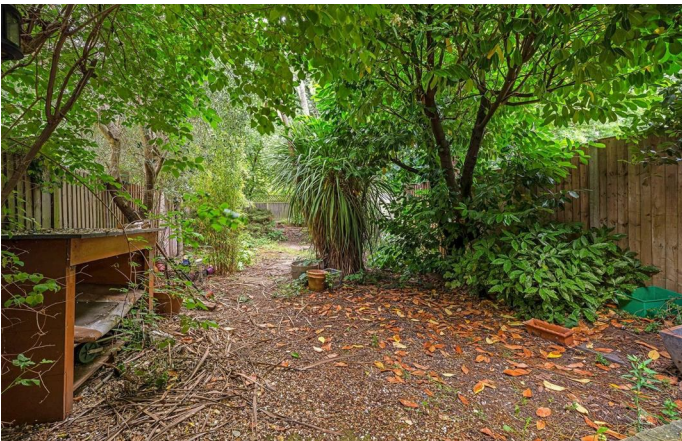
A spacious two-bedroom Victorian conversion apartment set back from the road in a peaceful position, benefiting from a private off-street parking space and a large private garden. The property offers an impressive open-plan reception and kitchen, enhanced by high ceilings, original cornicing, exposed floorboards, a feature fireplace and a beautiful bay window with sash windows and shutters. The contemporary kitchen features sleek cabinetry, solid worktops, ample storage and a breakfast bar, flowing into a conservatory-style side return with direct access to the garden. The generous garden provides an ideal space for relaxing, dining and entertaining. The principal bedroom is quietly positioned to the rear and enjoys direct garden access via sliding doors, while the second double bedroom offers flexibility as a guest room, nursery or home office. A well-appointed bathroom with shower over bath serves both bedrooms.

## Features

- Two bedrooms
- Victorian conversion
- Private garden
- Allocated off-street parking space
- Over 1,000 square feet
- Sought-after quiet residential street, set back from the road
- Fifteenth minute-stroll to Brockwell Park
- Short walk to Brixton and Herne Hill town centres
- Share of freehold
- Chain-free

Council tax band B    EPC rating D (65)

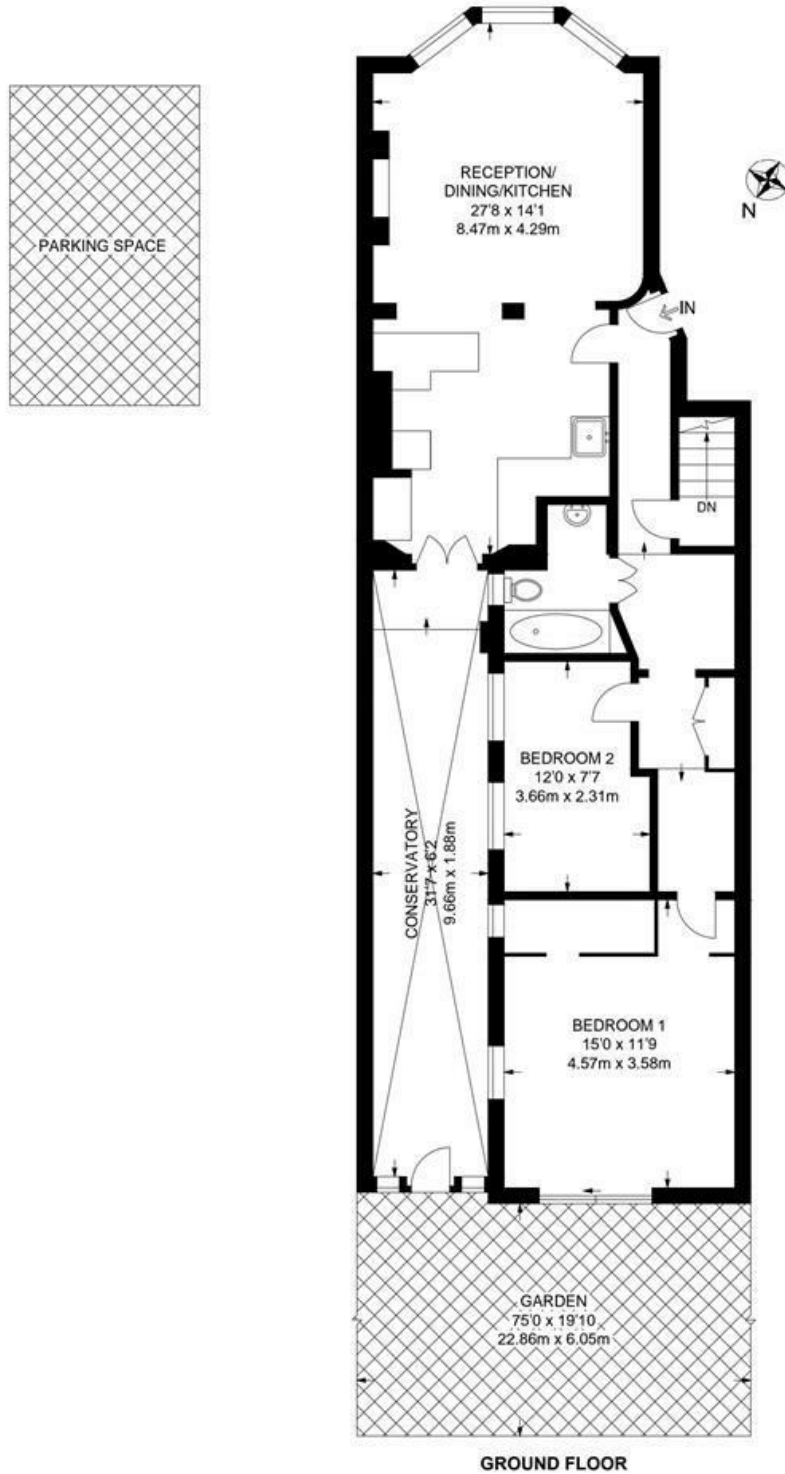




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**2 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA: 1024 SQ FT / 95.1 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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