



**Arodene Road, Brixton, SW2**

3 bedroom flat - conversion for sale

**£735,000**

Share of Freehold

## Property Details

A substantial three double-bedroom split-level apartment set within a handsome Victorian terraced house. Spanning over 1,100 sqft, this characterful home offers proportions comparable to some three-bedroom houses, arranged across two floors for generous living space and excellent privacy. A traditional entrance leads to an impressive first floor, where a stunning reception room takes centre stage. Flooded with natural light from four large sash windows, it features high ceilings, warm wooden flooring and an elegant fireplace. To the rear, a spacious eat-in kitchen diner provides ample room for cooking and entertaining, with charming cabinetry, extensive worktops and a second feature fireplace. A convenient WC sits adjacent. All three bedrooms are well separated. The principal bedroom occupies the top floor, offering an expansive retreat with skylights and eaves storage. A second bedroom sits quietly to the rear, while the third, centrally located on the first floor, is a versatile double. A stylish main bathroom completes the home and the roof has been recently recovered.

Council tax band D    EPC rating D (65)

## Features

- Three double bedrooms
- Bathroom plus WC
- Victorian split-level conversion, over 1,100 sqft
- Packed full of character
- 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
- Share of freehold





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**3 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA: 1109 SQ FT / 103 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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