



Arodene Road, Brixton, SW2

2 bedroom flat - conversion for sale

£595,000

Leasehold

Property Details

An enticing two double bedroom apartment with a private South-West facing garden. A complete blank canvas with the potential to add your own touches over time. Precedent has been set should the purchaser wish to seek the necessary permissions to extend in the future. This lovely home has two well-proportioned double bedrooms, one with a large bay window flooding the room with light, the other with French doors to the side return of the garden. The bathroom separates the bedrooms allowing privacy for each, ideal for sharers. The generous proportions of the reception room, including a characterful bay window, allows ample space for a separate living room area, a dining space and an already semi-separated kitchen. French doors from both the reception and kitchen allow a transition out to the low-maintenance private garden. South-West facing this suntrap is ideal for whiling away the summer months. A handy cellar completes the home. A share of the freehold will be granted upon the sale of the final flat in the building.

Features

- Two double bedrooms
- South-West facing private garden
- Victorian conversion
- Potential to extend STNP
- Neutral blank canvas
- Popular quiet residential street
- Brixton and Herne Hill a ten-fifteen minute stroll
- Brockwell Park close by
- Chain-free
- A share of the freehold will be granted

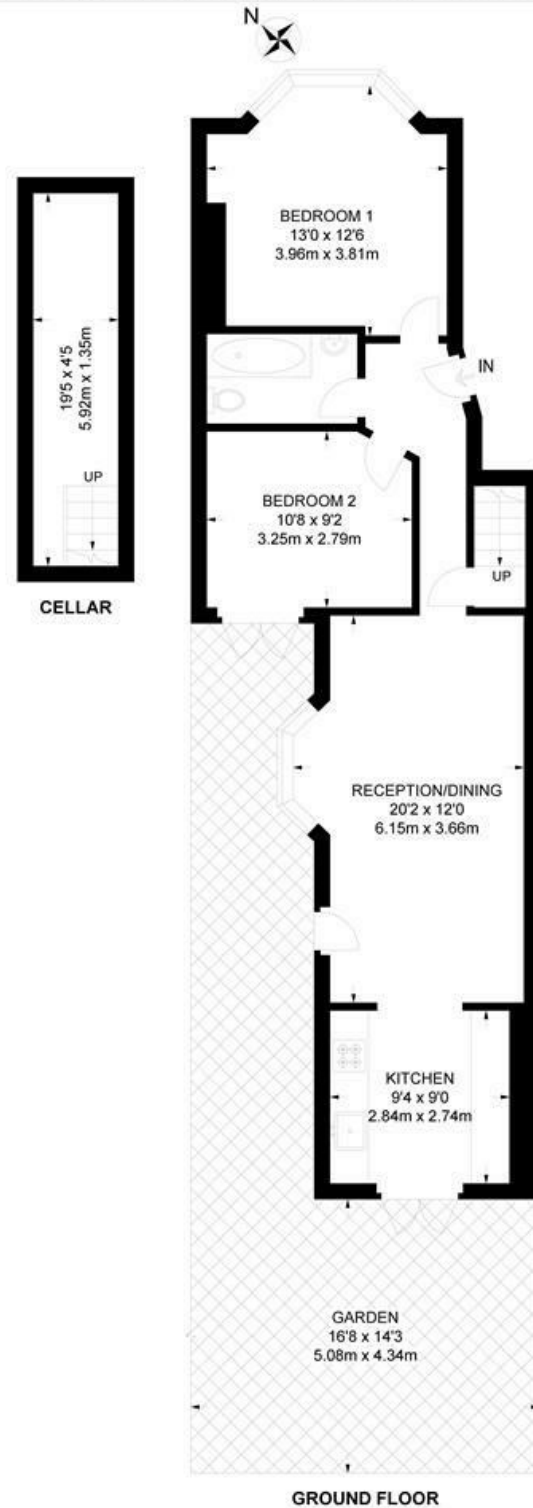
Council tax band C EPC rating D (64)



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2 Bedroom Flat

APPROXIMATE GROSS INTERNAL AREA WITH CELLAR: **754 SQ FT / 70 SQ M**
 APPROXIMATE GROSS INTERNAL AREA WITHOUT CELLAR: **668 SQ FT / 62 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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