



ARODENE ROAD, SW2  
£800,000 FREEHOLD

Winkworth





## ARODENE ROAD, SW2

A great opportunity to create a wonderful family home. This four double bedroom Victorian terraced house is in need of full refurbishment and is located at the Josephine Avenue/Brixton Hill side of Arodene Road which is close to all the amenities of Brixton, within walking distance of Brixton tube and Brockwell Park and close to local primary schools (Corpus Christi and Sudbourne Primary School).

This property presents a unique opportunity for those with a vision and a passion for renovation, as it offers excellent scope for improvement.

The property briefly comprises of a double reception room, a dining room, separate kitchen to rear, four double bedrooms, a bathroom and separate WC and a large garden with a shed. The property can also be extended to the rear and side STPP. Ideally located for the amenities and transport links of Herne Hill and Brixton tube and also only a short walk to the ever-popular Brockwell Park with its iconic Lido.

Please note that there is Japanese Knotweed in the garden and viewings are also limited and strictly by appointment only - please contact us for further information.

This property is available for cash buyers only, as it is currently unmortgageable.

### LOCATION

Brixton Hill









# Arodene Road, London, SW2

Approximate Gross Internal Area = 1541 sq ft / 143.2 sq m  
 External Area = 761 sq ft / 70.7 sq m  
 (Excluding Shed)



Illustration for identification purposes only,  
 measurements are approximate, not to scale. (ID1005628)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	40	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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