



Arodene Road, SW2

£1,100,000 *Freehold*

4  2  1 

KEY FEATURES

- Substantial period family home
- Four bedrooms
- Two reception rooms
- Separate kitchen
- Basement with potential
- Private rear garden
- Requires full modernisation
- Excellent investment opportunity

Offering an exciting opportunity for renovation and value uplift, this substantial period home is set across multiple levels and provides generous living space, a private rear garden, and a layout ideally suited to families, developers, or buyers looking for a project in a superb South London location. The ground floor begins with a welcoming entrance hall leading through to a bay-fronted living room with excellent proportions and a classic period feel. To the rear, there is a separate dining room which connects through to a spacious kitchen, offering the potential to reconfigure into a larger open-plan kitchen and living space subject to the necessary consents. A downstairs WC sits off the kitchen area, adding practicality for everyday living. The basement level provides further scope and flexibility, ideal for storage or for prospective conversion (subject to the usual permissions and approvals), making this an appealing option for those looking to maximise square footage. Upstairs, the first floor offers three well-sized bedrooms arranged off the central landing, along with an additional WC. The second floor provides a further large double bedroom along with the family bathroom, offering plenty of space for a growing household or flexible working arrangements. Outside, the rear garden presents an excellent blank canvas, with space to create a private outdoor retreat, further enhance the home, or extend (subject to the relevant planning consents). With its generous footprint and strong underlying proportions, the property is brimming with potential and represents an excellent investment opportunity. Arodene Road is a popular residential address well positioned for access to Brixton, Clapham and Herne Hill, with a wealth of local amenities close by. Brixton

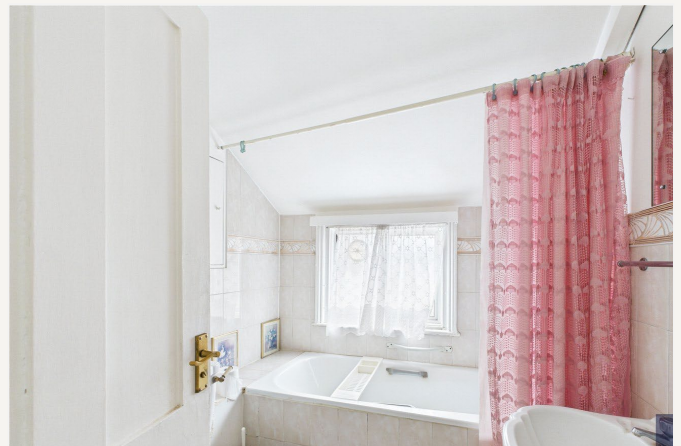
Herne Hill

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 76 C |
| 55-68 | D | 60 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

MATERIAL INFO

Tenure: Freehold

EPC rating: D

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