

# Josephine Avenue | London, SW2



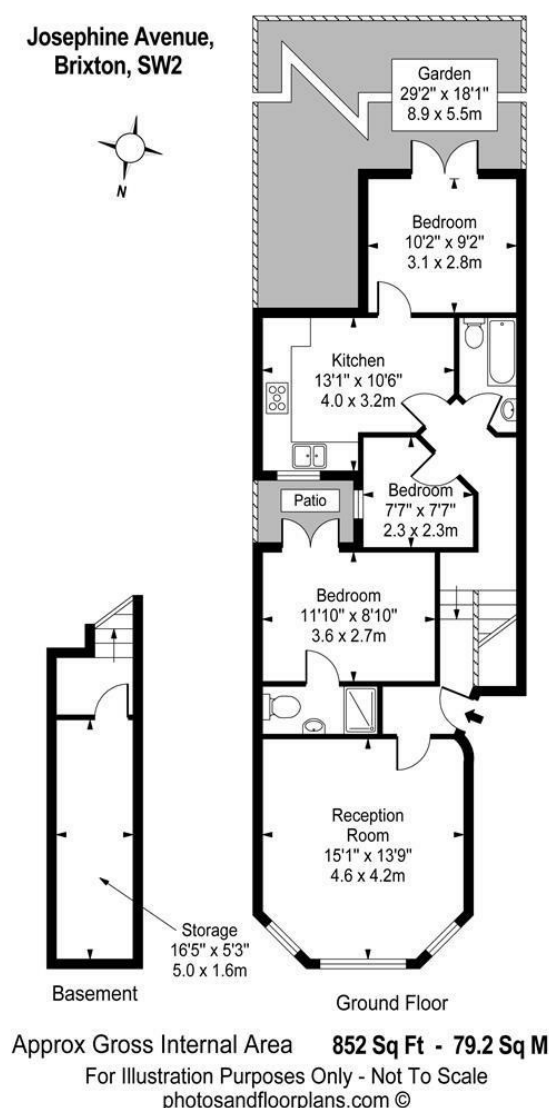
**£3,000 PCM**

- 3 bedroom flat • Private garden • Bathroom & shower room • Excellent location • Leasehold covenants may apply • Parking tbc

# Josephine Avenue | London, SW2



A stunning three bedroom conversion flat with a private garden on one of Brixton's most sought after roads. Located close to Brixton tube station and Brockwell Park, the flat is finished to a high standard yet retains period charm and character. It features a fabulous front reception room with a large bay window, original wooden shutters and feature fireplace. Kitchen/breakfast room is modern with built-in appliances (including a dishwasher) and very light thanks to a row of skylight windows. There are three double bedrooms (one with an en-suite shower room and its own outside space) and a modern family bathroom. The private garden, accessible via the kitchen and one of the bedrooms, is a joy for all garden enthusiasts. Partially decked and spacious, it is perfect for lazy summer days. The property also benefits from wooden floors throughout, fantastic storage space and off street parking. Ideally located within a few minutes' walk of Brixton town centre, which is home to Brixton Village, Ritzy Cinema and Brixton Academy as well as various bars and shops. Transport links include Victoria line tube station, mainline stations and numerous buses to the City and West End. Available from early September. Please note photos were taken prior to the current tenancy.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C	69	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

These particulars are designed to provide a guideline only and cannot be relied upon as a statement of fact. The description represents the opinion of the author and is not intended to provide false or misleading information. Any prospective purchaser should make further checks on its accuracy. All measurements are approximate and floorplans are for representation only.



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