

**Kellett Road, Brixton, SW2**

**£625,000**

2 bedroom flat - conversion for sale

## Property Details

An attractive example of a two double bedroom Victorian conversion garden flat, located on one of Brixton's most popular residential streets. Situated in the midpoint between Brixton station and Brockwell Park, this apartment is perfect for anyone looking to be tucked away in a quiet location but at the same time close to all the action. Two well-proportioned double bedrooms are nestled at the front of the building, separated by the modern bathroom. The pièce de résistance has to be the spacious open-plan reception and kitchen. A fantastic room, flooded with natural light and offering comfortable dimensions to cook, dine, relax and entertain. With access to private outside space being more important than ever, the well-maintained secluded private garden provides the perfect spot in which to enjoy the warmer months. There is also double glazing throughout with gas central heating and a new boiler with Hive control. The property also benefits from a cellar with great storage and presently a freezer and dryer. There is on-street permit parking and on the corner of Kellett Road is the Effra Pub, famous for its jazz and reggae nights and only a short stroll to the restaurants and boutiques of Brixton Village and Pop Brixton. The weekend lifestyle of leafy Herne Hill is also close-by.

## Features

- Two double bedrooms
- Victorian conversion
- Bright and airy atmosphere throughout
- Over 700 square feet of internal living space
- Gas central heating with Hive control
- Private garden
- Moments from Brixton tube station and Brixton Village
- A short stroll to Brockwell Park
- The amenities in Herne Hill available within a ten-minute walk
- Chain-free

Council tax band C    EPC rating C (69)



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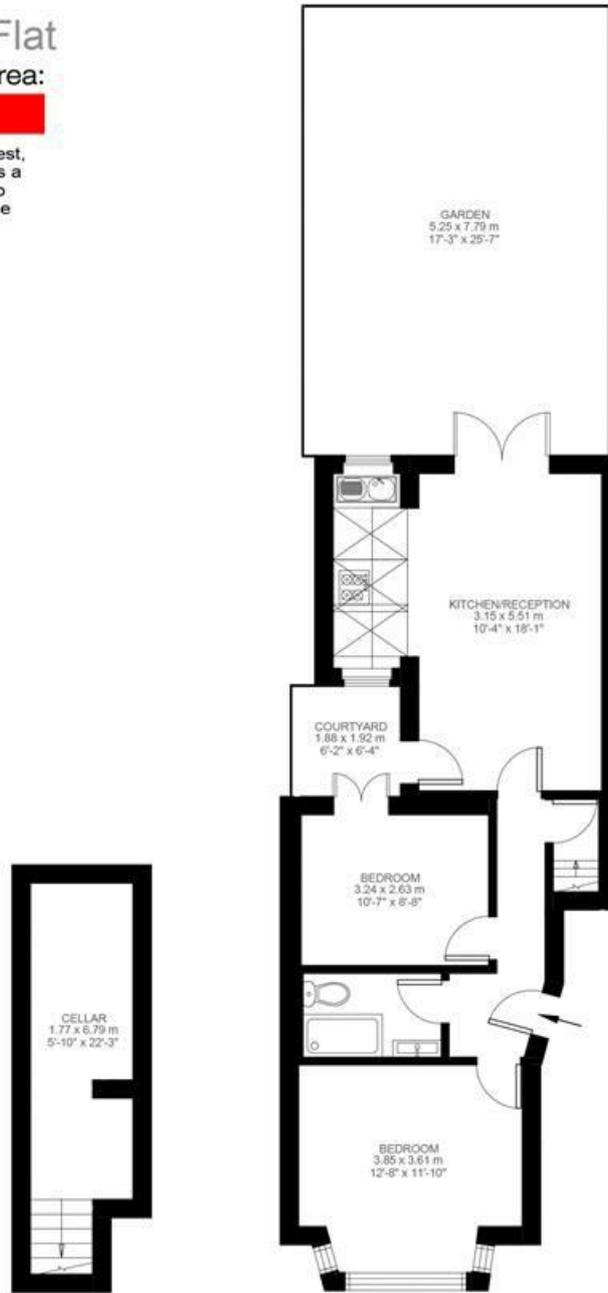
## Kellett Road

### 2 Bedroom Flat

Approx internal area:

**731 sqft 68 sqm**

While we do 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



Basement

Ground Floor



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