

**Kellett Road, Brixton, SW2**

2 bedroom flat - conversion for sale

**£425,000**

Leasehold

## Property Details

An appealing two bedroom apartment occupying the top floors of a handsome Victorian property. Enjoying a bright and private ambience, this well-located home is an ideal first-time purchase, ready to move into with scope to personalise. At the heart of the home, a welcoming open-plan reception boasts large windows and modern downlighting, creating an airy feel. The sleek gloss kitchen is neatly positioned to one side, offering integrated appliances, ample storage, and stylish wooden worktops—perfect for entertaining. Both double bedrooms are peacefully set at the rear, overlooking neighbouring gardens. Well-proportioned and neutrally decorated with carpeting for a cosy finish. Separated from one another the bedrooms have privacy from one another, ideal for sharers. Conveniently positioned between them, the bathroom features a double-ended bathtub with an overhead shower, finished with large tiling. Additional storage is available in a large cupboard above the stairs, ideal for keeping clutter at bay. A charming and practical home, ready for its next owner.

## Features

- Two double bedrooms
- Victorian conversion
- Split over two floors
- Bright and airy
- Nearly 650 square feet
- Central Brixton moments away
- Brixton tube station a six-minute stroll
- Brockwell Park a ten-minute walk
- Chain-free
- Right to manage

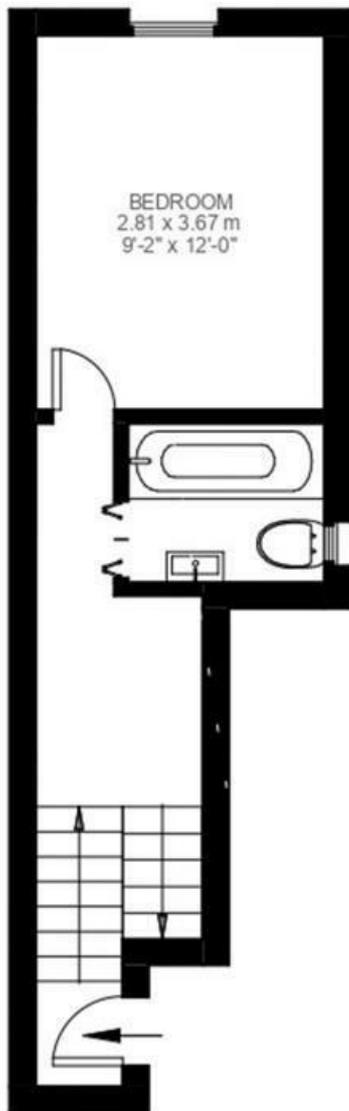
Council tax band C    EPC rating C (70)



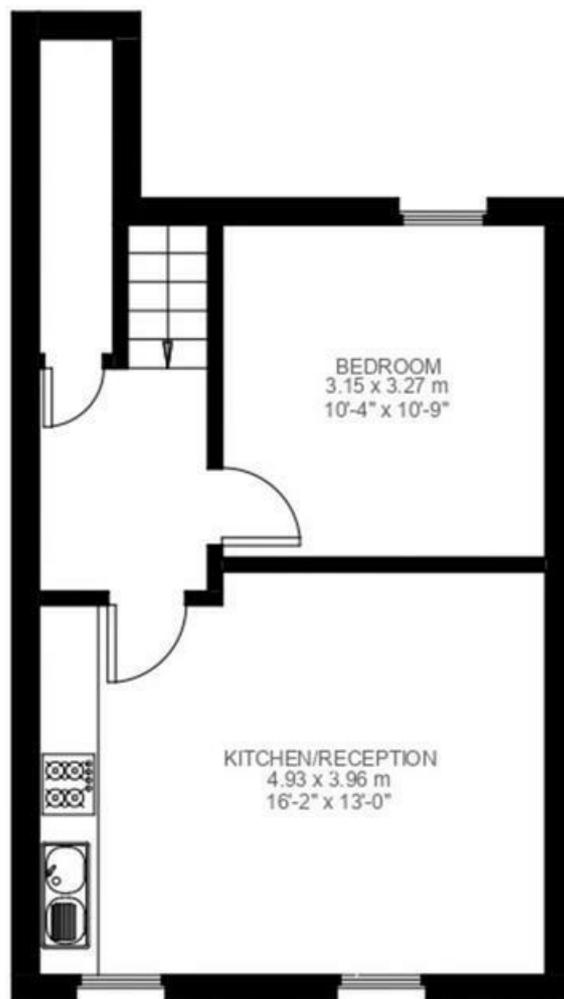
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**2 Bedroom Flat**

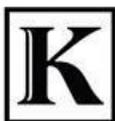
APPROXIMATE GROSS INTERNAL AREA: **646 SQ FT / 60 SQ M**



**FIRST FLOOR**



**SECOND FLOOR**



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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