

**Kellett Road, Brixton, SW2**

3 bedroom flat - conversion for sale

**£780,000**

Leasehold

## Property Details

A substantial three double bedroom apartment with a private roof terrace, two reception rooms and two bathrooms, beautifully arranged over the upper floors of an attractive Victorian conversion in the heart of Brixton. This stylish and spacious home measures over 1,200 square feet and has been renovated to a high standard, including a loft conversion and addition of the terrace completed in 2023. The first floor hosts a bright and sociable open-plan kitchen diner with sleek cabinetry, integrated appliances, and a central island, illuminated by a bay window. Upstairs, a versatile second reception spans the width of the property, with original wooden flooring and bespoke shelving. The top-floor principal bedroom is a peaceful retreat with built-in wardrobes, bespoke fitted desk and adjacent spa-like bathroom. Two further double bedrooms are set to the rear of the second floor, separated by a modern shower room. The private roof terrace offers a serene space for relaxing or entertaining, complete with built-in bar and privacy glazing. A refined home, moments from the vibrant amenities of Brixton and excellent transport links.

Council tax band D

EPC rating C (74)

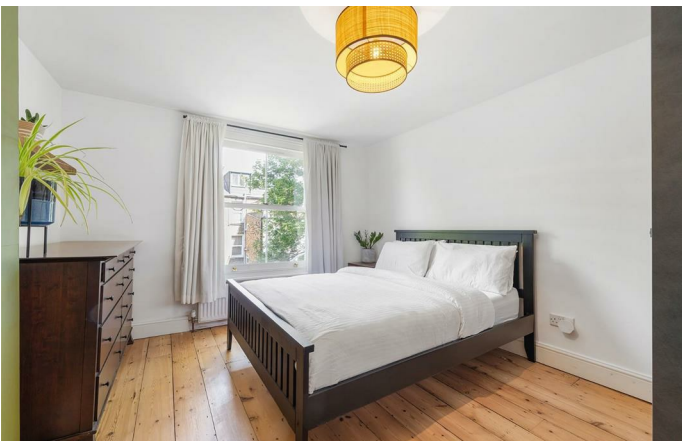
## Features

- Three double bedrooms
- Private roof terrace
- Two bathrooms
- Two reception rooms
- Victorian split-level conversion
- Over 1,200 square feet
- Bright and airy atmosphere throughout
- Moments from Brixton tube station and Brixton Village
- Ten-minute walk to Herne Hill
- A short stroll to Brockwell Park





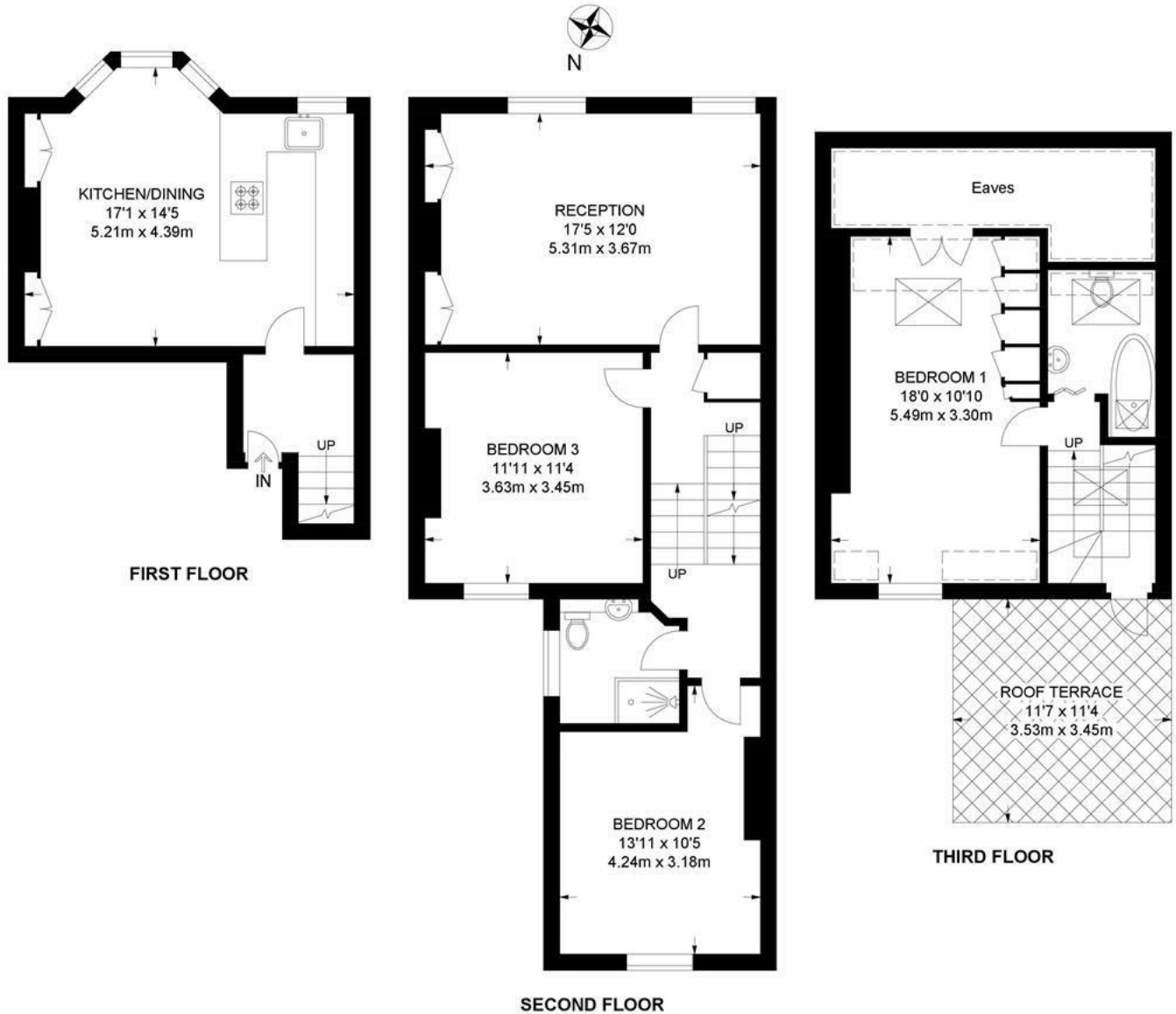




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**3 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA WITH EAVES: **1278 SQ FT / 118.7 SQ M**  
APPROXIMATE GROSS INTERNAL AREA WITHOUT EAVES: **1192 SQ FT / 110.7 SQ M**



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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