



**Kellett Road, Brixton, SW2**

2 bedroom flat - conversion for sale

**£625,000**

Share of Freehold

## Property Details

A charming two double bedroom apartment with a private South-facing garden, set within an elegant Victorian conversion. Lovingly maintained by the same owner for over a decade, the home benefits from a thoughtfully designed side return extension, creating a spacious and light-filled kitchen diner, with shaker-style cabinetry and skylights overhead. French doors lead directly to a beautifully landscaped garden—a sun-soaked haven, ideal for entertaining, featuring a wrap-around patio, raised flower bed, and a palm tree. To the front, the reception room boasts original floorboards, a feature fireplace with flanking shelves, a bay window and tasteful modern lighting, blending period charm with contemporary comfort. Both bedrooms are generous doubles, privately positioned at opposite ends of the home. The principal bedroom enjoys garden access, dual-aspect windows, and cosy carpets, while the second bedroom offers wooden floors, feature wall and ample storage, set apart for privacy. Additional highlights include a large cellar and optional secure bike storage directly outside via the council-run garage for a small annual fee.

Council tax band C

EPC rating (D)

## Features

- Two double bedrooms
- South facing pretty garden
- Victorian conversion
- Bright and airy ambience
- Sought-after street
- Central Brixton on the doorstep
- Herne Hill a ten-minute stroll
- Brockwell Park nearby
- Start of the Victoria line a seven-minute walk
- Share of freehold





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APPROXIMATE GROSS INTERNAL AREA INCLUDING CELLAR: **817 SQ FT / 75.9 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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