



## Kellett Road, Brixton, SW2

2 bedroom flat - conversion for sale

Share of Freehold

### Property Details

A beautiful two double bedroom garden flat, boasting a generous South-facing garden and private courtyard, set within an attractive period conversion in a sought-after residential pocket. Lovingly maintained by the current owners, the property blends contemporary finishes with charming character, including newly laid wooden flooring throughout. The heart of the home is a bright, spacious reception room with dual-aspect windows and leafy views, thoughtfully arranged with dedicated zones for dining and relaxing. A striking kitchen sits beneath a pitched glass roof, awash with natural light and finished with sleek black cabinetry, wooden worktops, and integrated appliances. French doors lead to the sun-drenched, low-maintenance garden—ideal for al fresco dining and entertaining. The principal bedroom features fitted wardrobes and a bay window with plantation shutters, while the second bedroom, currently a tranquil home office, opens to the courtyard. A stylish bathroom, spacious cellar, and recently serviced boiler complete this charming, well-appointed home.

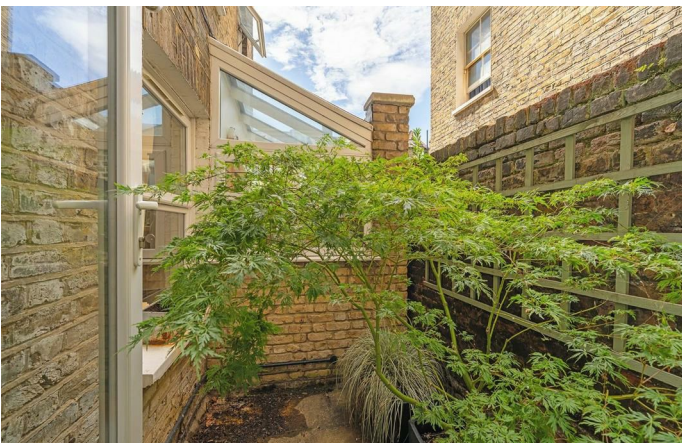
Council tax band C

EPC rating (null)

### Features

- Two 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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**2 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA INCLUDING CELLAR: 608 SQ FT / 56.5 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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