



**Kellett Road, Brixton, SW2**

2 bedroom flat - conversion for sale

**£500,000**

Share of Freehold

## Property Details

A unique and exciting blank canvas in this two double bedroom split-level apartment with a private South-East facing garden, occupying the end of a handsome Victorian terrace on the corner of the desirable Kellett and Talma Roads. Rare for the area, the property spans two floors whilst also benefitting from being end-of-terrace, having a private entrance, and offers scope to grow into the space with precedent set to extend into the side return. Recently refreshed with £20,000 of maintenance and decoration, the home is well-presented yet remains a blank canvas, allowing the purchaser to tailor to their own tastes. A bright reception with soaring ceilings and a bay window spans the width of the property, with ample space for both lounge and dining zones. To the rear, a separate kitchen with shaker cabinetry overlooks the garden and opens directly onto it, ideal for al fresco entertaining. The two double bedrooms are peacefully separated across floors, each with leafy views over the garden. A generous bathroom has striking checkerboard tiles. The suntrap garden also boasts side access gates large enough for vehicles.

## Features

- Two double bedrooms
- South-East facing garden with vehicle access gates
- End-of-terrace Victorian conversion
- Private entrance
- Split over two floors
- Exciting blank canvas
- Central Brixton moments away
- Victoria line a five-minute stroll
- Brockwell Park a ten-minute walk, Herne Hill in twelve
- Share of freehold. Chain-free

Council tax band D

EPC rating D (59)





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**2 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA: 663 SQ FT / 61.6 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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