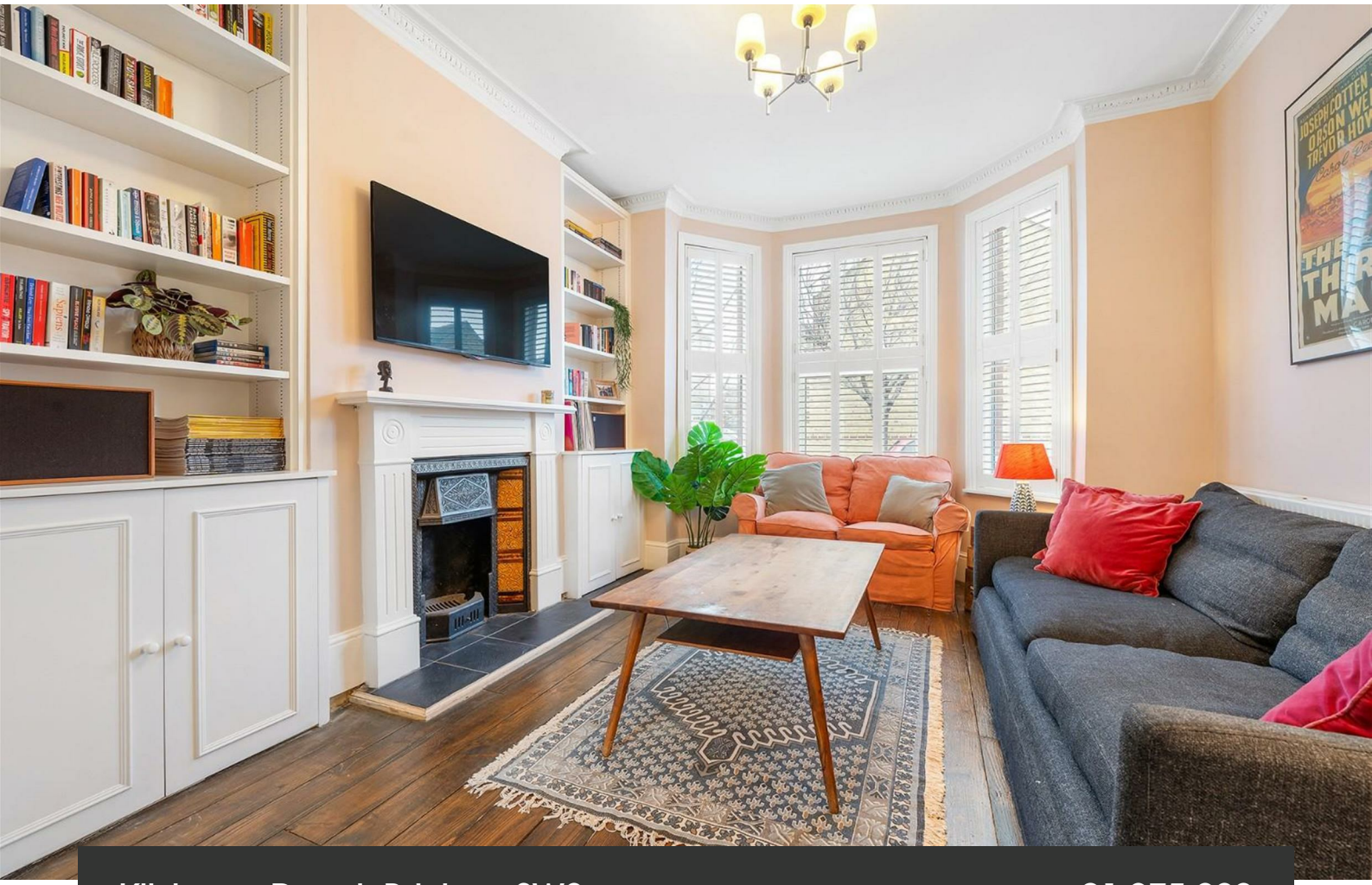
Keating Estates



# Kildoran Road, Brixton, SW2

4 bedroom house for sale

£1,075,000

Freehold

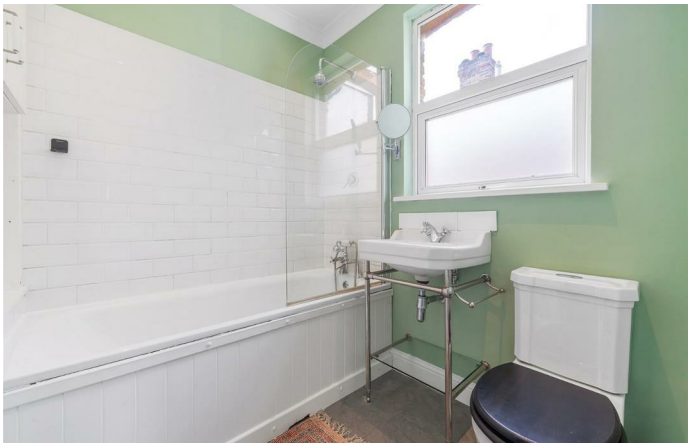
## Property Details

This characterful four-double-bedroom Victorian house offers two bathrooms, a WC, and a south-facing garden. Upon entering, a welcoming hallway adorned with ornate cornicing sets the tone, with this elegant detailing continuing into the lounge and dining area. Continuous flooring flows seamlessly through these spaces, creating a sense of cohesion. The lounge features a charming bay window with shutters, a central decorative fireplace, and built-in shelving and cabinetry in the alcoves, combining character with practicality. The dining area opens to the side return, linking indoor and outdoor living, while the large dine-in kitchen is fitted with white cabinetry, contrasting worktops, and integrated appliances, including a dishwasher, fridge/freezer, oven, and gas hob. French doors lead to the low-maintenance, paved south-facing garden with a selection of shrubs. Upstairs, all four bedrooms are generous doubles, including a principal suite with a Juliette balcony, Velux windows, soft carpeting, eaves storage, and an en suite bathroom accessed via a dressing room.

Council tax band E  EPC rating E (53)

## Features

- Four double bedrooms
- Two bathrooms plus WC
- South-facing garden
- Victorian house
- Over 1,500 square feet of internal living space
- Dine- in kitchen
- Local amenities and eateries on the doorstep
- Equidistant between Clapham and Brixton
- Northern and Victoria Lines, Overground and Trains
- Freehold



## Kildoran Road, SW2

**4 Bedroom House**

APPROXIMATE GROSS INTERNAL AREA WITH EAVES: **1587 SQ FT / 147.4 SQ M**
APPROXIMATE GROSS INTERNAL AREA WITHOUT EAVES: **1512 SQ FT / 140.5 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.

Kildoran Road, Brixton, SW2