



**Kellett Road, Brixton, SW2**

2 bedroom flat - conversion for sale

**£475,000**

Share of Freehold

## Property Details

This beautifully bright two bedroom apartment is set within an attractive Victorian property and offers a wonderful blank canvas. The impressive open-plan reception and kitchen spans the full width of the building and is bathed in natural light from two large sash windows, creating an airy and welcoming atmosphere. High ceilings, attractive wooden floorboards and a striking period fireplace with built-in shelving add character, while the reception area comfortably accommodates both seating and dining. The kitchen is neatly integrated along one wall with sleek cabinetry and generous worktop space. Both bedrooms are well-proportioned doubles, with the principal benefitting from built-in shelving and additional storage, while the second enjoys dual-aspect windows allowing plenty of natural light. The bathroom is conveniently positioned between the bedrooms and fitted with a bathtub and shower above. There is a demised loft space which offers potential to extend into, STNP, planning has previously been approved for a loft conversion including terrace. New gating has recently been installed at the front of the property, as well as a recent re-paint of the property frontage. \*Property has been virtually staged with furnishings.\*

## Features

- Two bedrooms
- Victorian conversion
- Potential to extend STNP with planning previously approved
- Bright and airy
- Amenities of central Brixton moments from your door
- Victoria line a five-minute stroll
- Brockwell Park a ten-minute walk
- Herne Hill a twelve-minute stroll
- Chain-free
- Share of freehold

Council tax band C    EPC rating (null)



Kellett Road, Brixton, SW2

**Kellett Road, SW2**  
**2 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA: 696 SQ FT / 64.7 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.

Kellett Road, Brixton, SW2

