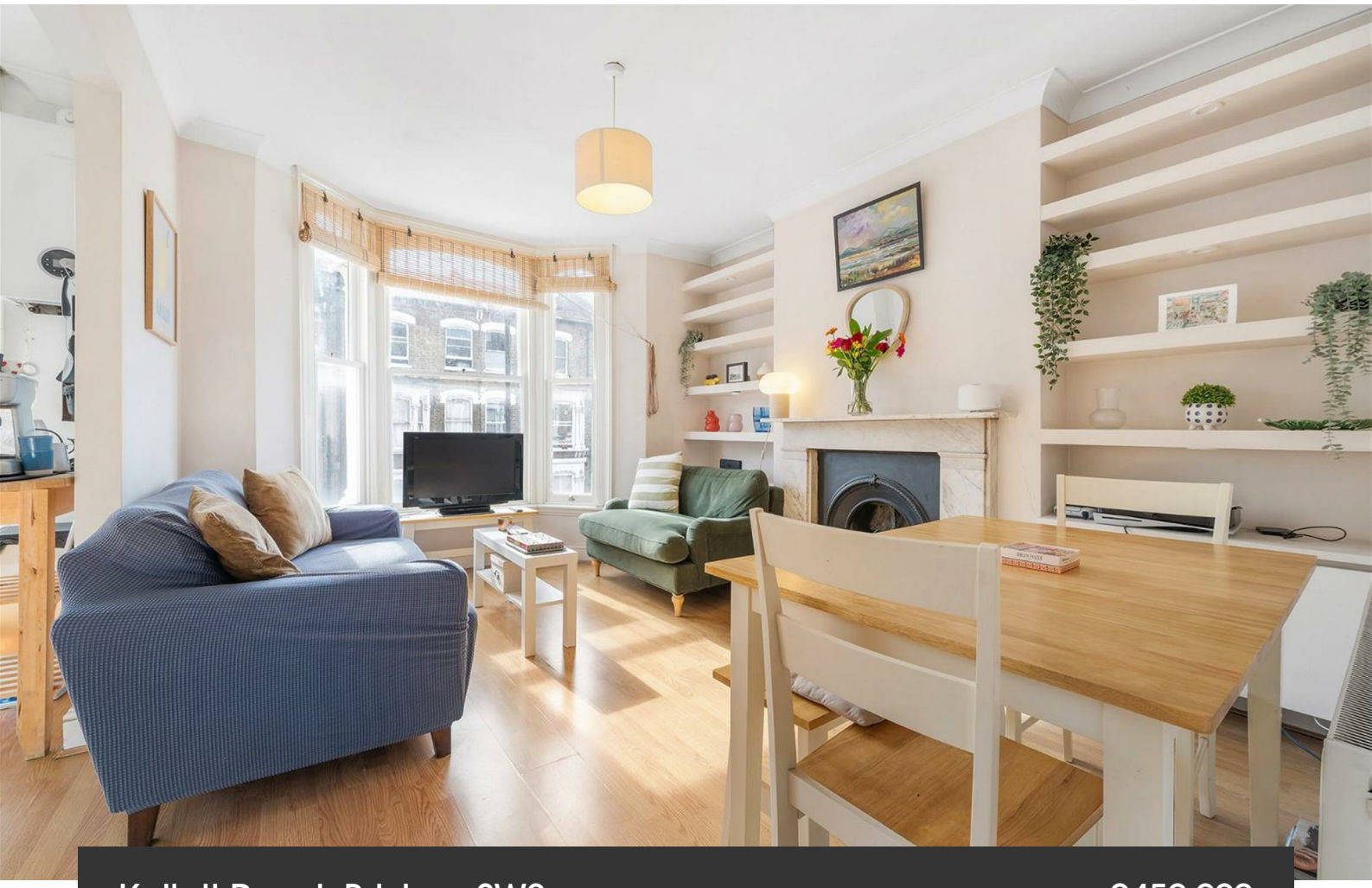
Keating K Estates



# Kellett Road, Brixton, SW2

2 bedroom flat - conversion for sale

**£450,000**

Share of Freehold

## Property Details

This beautifully bright two-bedroom apartment occupies the first floor of an attractive Victorian terraced property, combining charming period character with a well-balanced layout and an exciting blank canvas for purchasers to make their own. The impressive semi-open-plan reception and kitchen spans the full width of the property, with a beautiful bay window and sash windows flooding the space with natural light. A striking feature fireplace, built-in alcove shelving and generous proportions create a welcoming reception area, while the modern kitchen features sleek white gloss, handleless cabinetry, ample worktop space and a tiled splashback. Both well-proportioned bedrooms are positioned at the rear, enjoying leafy views and a quieter outlook. The bathroom sits conveniently between the bedrooms and includes a white suite with bathtub and shower over.

Council tax band C  EPC rating C (75)

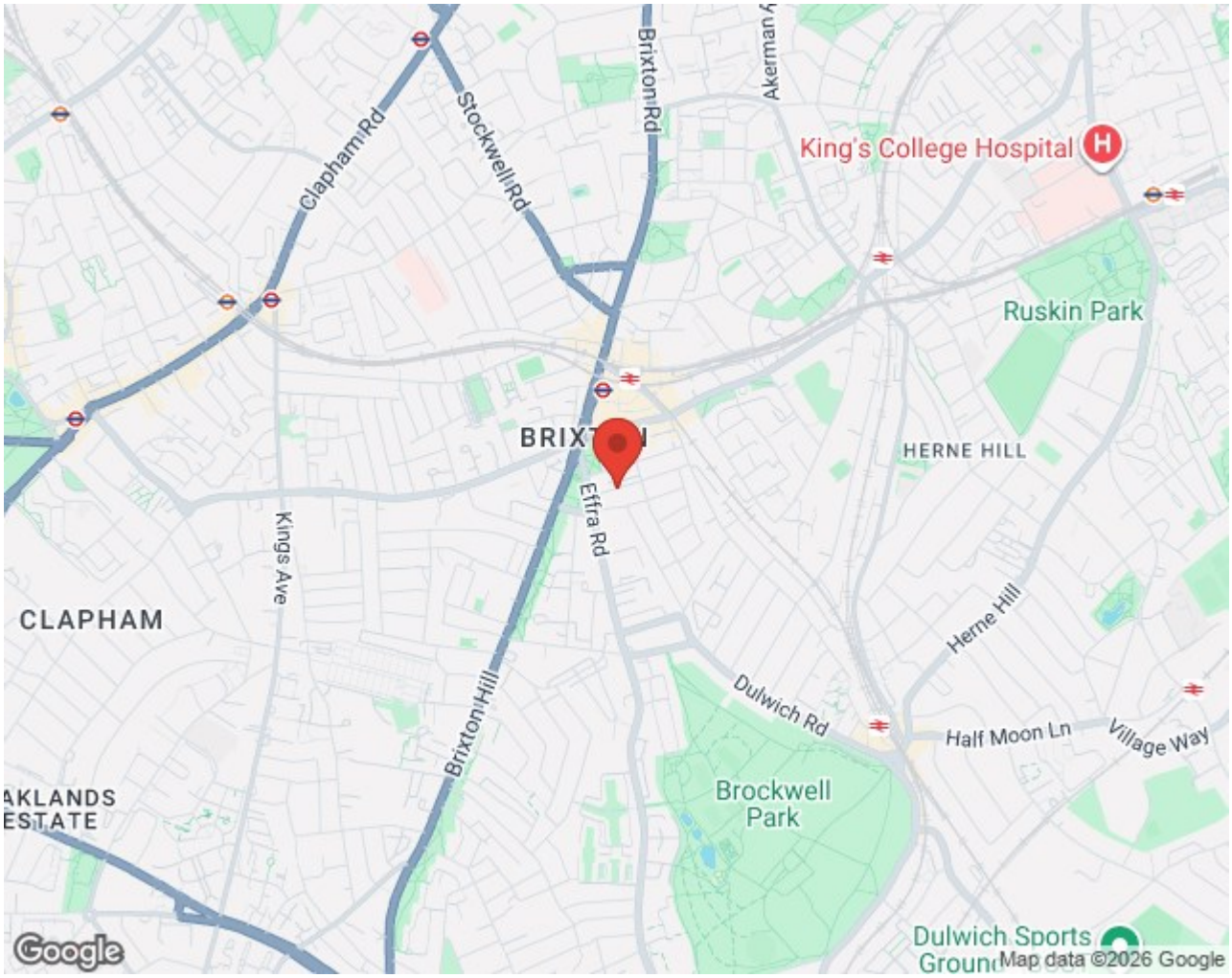
## Features

- Two bedrooms
- Victorian conversion
- 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
- Share of freehold
- Chain-free

Keating K Estates

**Kellett Road, SW2**
**2 Bedroom Flat**
APPROXIMATE GROSS INTERNAL AREA: **547 SQ FT / 50.8 SQ M**

**FIRST FLOOR**

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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