



KELLETT ROAD, SW2  
**£675,000 SHARE OF FREEHOLD**

## A VICTORIAN TERRACED PROPERTY IN A SOUGHT-AFTER LOCATION IN CENTRAL BRIXTON

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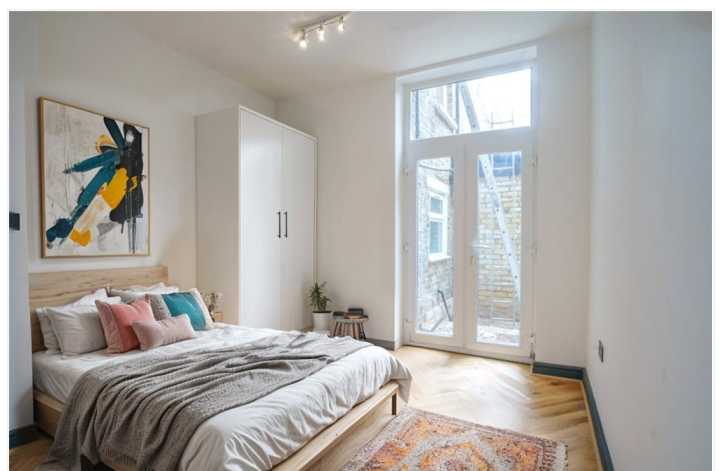
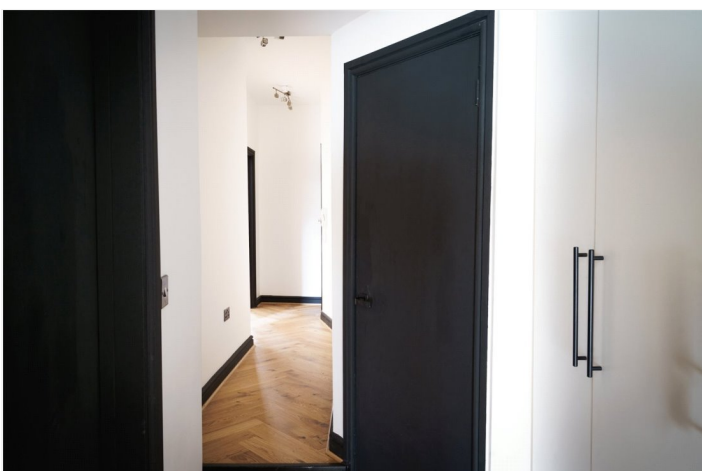


The property has been virtually staged for marketing purposes to help visualise the potential of its spaces.

Welcome to this beautifully renovated two-bedroom ground-floor flat on Kellett Road, set within a classic Victorian terraced house in the heart of vibrant Brixton. This property seamlessly blends characterful period features with contemporary finishes, offering an ideal home for city dwellers and professionals alike.

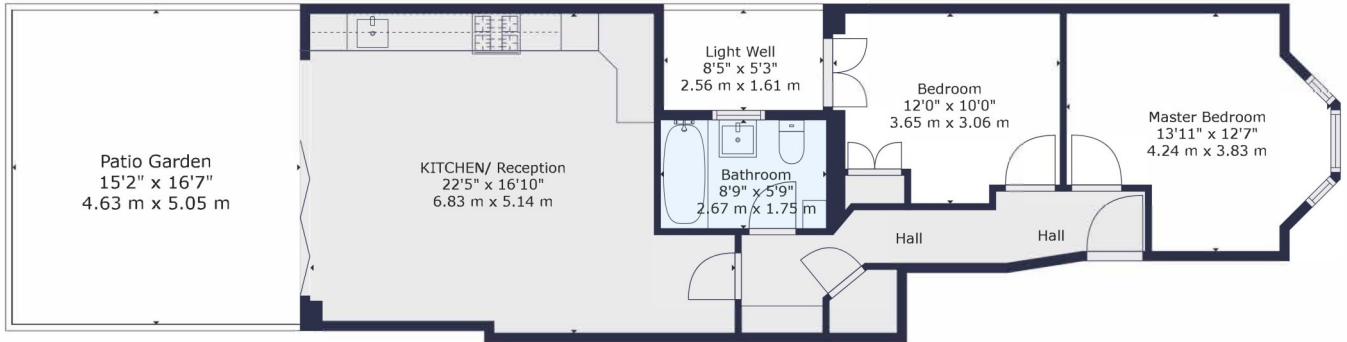
As you step into the flat, you're greeted by a spacious semi-open-plan kitchen and reception room, thoughtfully designed for both relaxing and entertaining. The kitchen boasts a sleek design with pastel cabinetry, integrated appliances, and herringbone flooring that extends through the living space. Bi-fold doors lead directly onto a generous patio garden, a private haven perfect for al fresco dining and outdoor relaxation.

The master bedroom features a charming bay window, flooding the space with natural light, and offers ample room for wardrobes and storage. The second double bedroom not only overlooks the garden but also has private access to a lightwell, creating an additional outdoor space that enhances the property's versatility and appeal. A luxurious bathroom completes the home, with a striking blue herringbone-tiled finish, gold fittings, and a rainfall shower over the bathtub.









**TOTAL: 740 sq. ft, 69 m<sup>2</sup>**  
 GROUND FLOOR: 740 sq. ft, 69 m<sup>2</sup>  
 EXCLUDED AREAS: PATIO GARDEN: 252 sq. ft, 23 m<sup>2</sup>, LIGHT WELL: 45 sq. ft, 4 m<sup>2</sup>

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or Winkworth. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	80	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Tenure:** Share of Freehold

**Term:** 124 year and 11 months

**Council Tax Band:** C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



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