



KELLETT ROAD, SW2
£525,000 SHARE OF FREEHOLD

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

Streatham | 020 8769 6699 | streatham@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk

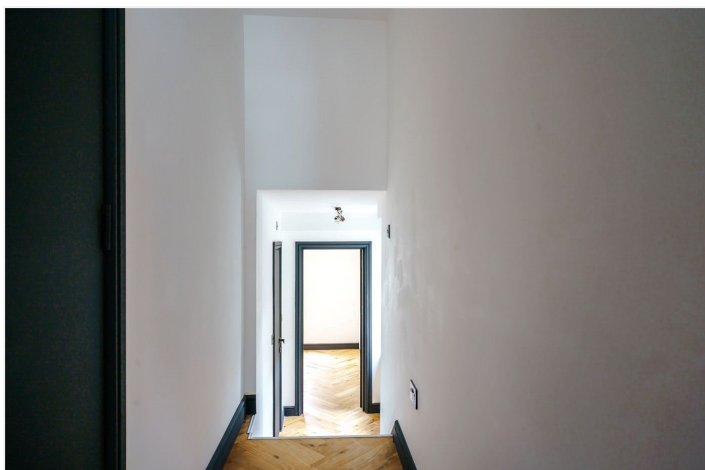


DESCRIPTION:

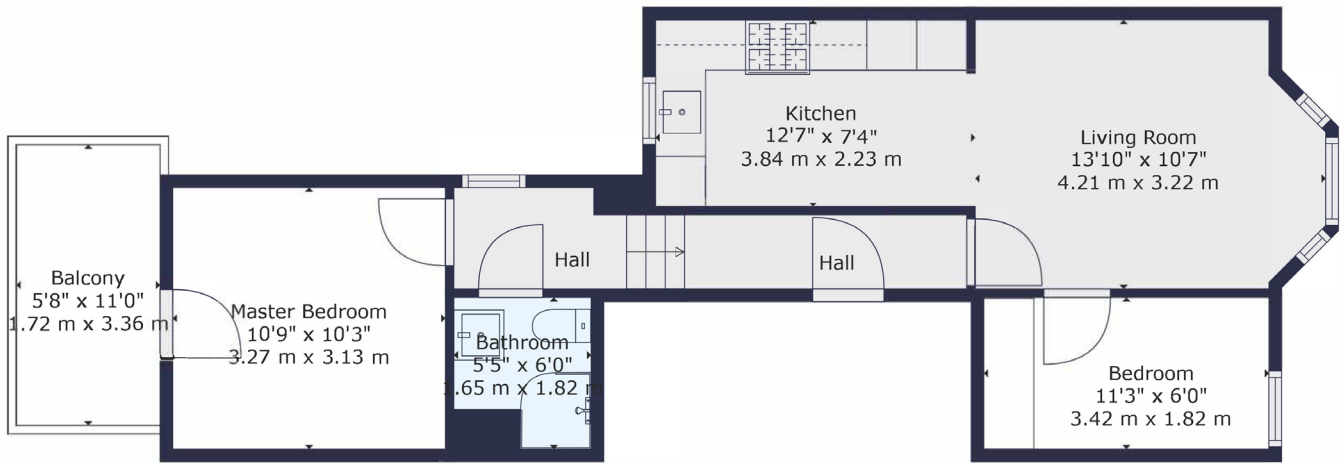
Nestled in the heart of Brixton, this beautifully designed first-floor flat blends classic charm with modern touches, creating an inviting and comfortable living space. As you step inside, the thoughtfully laid-out kitchen greets you, boasting bespoke cabinetry and a stylish herringbone floor. Moving through the property, the spacious living room offers a bright and airy ambiance, perfect for unwinding or entertaining. The second bedroom provides a serene retreat, while the master bedroom has direct access to a delightful roof terrace, offering a private outdoor space to enjoy. This property has been virtually staged for marketing purposes, showcasing its full potential as a stylish and functional home. Located within a short walk of Brixton's bustling high street, this flat offer excellent transport links, including Brixton tube station (Victoria Line), and is a stone's throw from the vibrant Brockwell Park with its historic Lido.

AT A GLANCE

- Two spacious bedrooms
- Private roof terrace
- Stylish herringbone flooring
- Bright living room
- Bespoke kitchen cabinetry
- Moments from Brockwell Park
- Close to Brixton's amenities







Winkworth

TOTAL: 519 sq. ft, 48 m²
FIRST FLOOR: 519 sq. ft, 48 m²
EXCLUDED AREAS: BALCONY: 62 sq. ft, 6 m²
 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
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B	84	84
(69-80)	C		
(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: 125 years

Council Tax Band: TBC

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.

Herne Hill | 0207 501 8950 | hernehill@winkworth.co.uk



for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.