



KELLETT ROAD, SW2
£675,000 SHARE OF FREEHOLD

A TOP FLOOR, TWO BEDROOM VICTORIAN CONVERSION IN A SOUGHT-AFTER LOCATION IN CENTRAL BRIXTON

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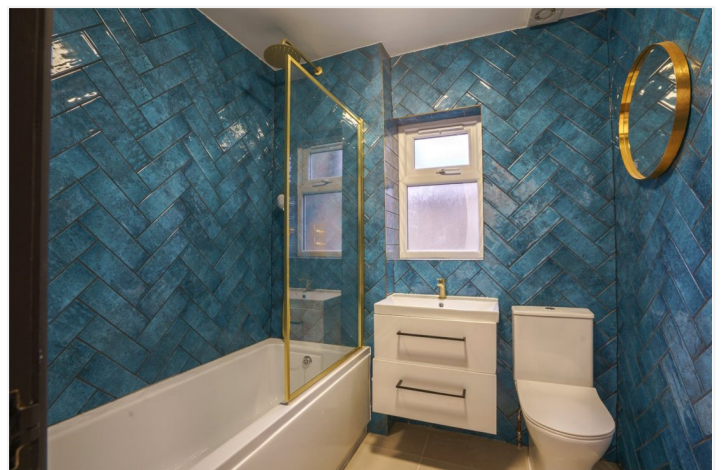
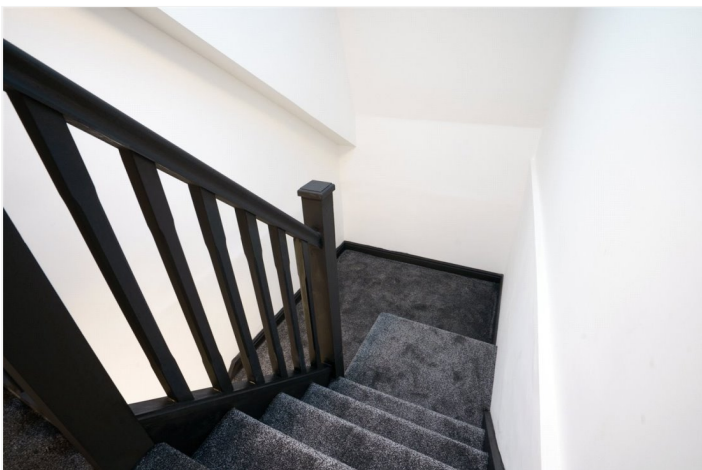
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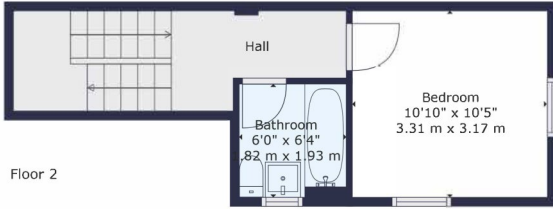


Set across the top floors of a charming period property, this stunning two-bedroom flat boasts a bright and contemporary interior, carefully designed to maximise light and space. Virtually staged for marketing purposes, the home showcases its potential as a stylish and functional living space. The flat features a beautifully finished open plan living and dining area, complemented by a sleek modern kitchen complete with integrated appliances and elegant herringbone flooring throughout. The two well-proportioned bedrooms offer tranquil retreats, with the principal bedroom benefitting from generous proportions and a calming ambiance. One of the standout features of this property is its private roof terrace, providing breathtaking views across the London skyline. Perfect for enjoying an al fresco meal, hosting guests, or unwinding after a long day, the outdoor space truly elevates the home. Additional benefits include ample built-in storage, including eaves storage, and the property's enviable location.

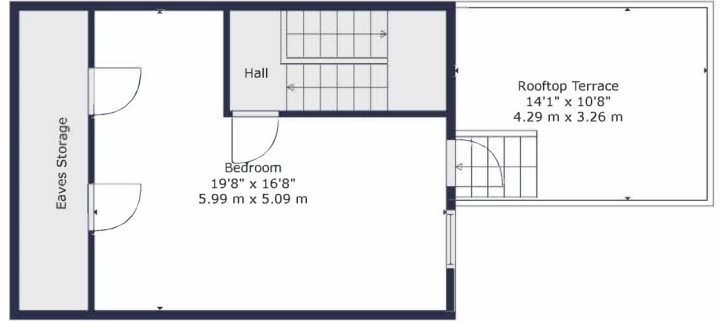
Situated just moments from the vibrant heart of Brixton, this home is ideally positioned to enjoy the best of South London living. Brixton tube station (Victoria Line) is only a short walk away, offering effortless access into Central London, while the area's eclectic mix of bars, restaurants, and markets ensures there's always something to discover. Brockwell Park, with its historic Lido and expansive green spaces, provides a peaceful escape just around the corner.







Floor 2



Floor 4



Floor 1



Floor 3

TOTAL: 1008 sq. ft, 93 m2

ENTRANCE HALL: 23 sq. ft, 2 m2, FLOOR 2: 250 sq. ft, 23 m2, FLOOR 3: 400 sq. ft, 37 m2, FLOOR 4: 335 sq. ft, 31 m2 EXCLUDED AREAS: EAVES STORAGE: 65 sq. ft, 6 m2, ROOFTOP TERRACE: 149 sq. ft, 14 m2

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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-)	A		
(81-91)	B		
(69-80)	C	81	81
(56-68)	D		
(39-55)	E		
(21-58)	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: D

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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