



Kellett Road, Brixton, SW2

£765,000

3 bedroom flat - conversion for sale

Property Details

A well-proportioned, split level maisonette, located on one of Brixton's most popular residential roads. The reception room that occupies the front of the first floor spans the entire width of the property and is complete with a large bay window plus a further sash window, allowing a multitude of light and air to flow into the bright and spacious room, creating a pleasant atmosphere. A generous double bedroom and contemporary shower room follow on and this floor is completed by a modern and spacious new kitchen that leads out to the property's private garden. The garden is a south-facing sun trap, completed by a newly decked area - the ideal spot to enjoy al fresco living. Just up the stairs, you are met by two further bedrooms. The master complete with a smart en-suite and a well-designed built-in wardrobe. The third bedroom, as well-proportioned as the other two. At 1050 square feet, the flat is generous in size throughout and this is certainly reflected by the three almost equally sized bedrooms. If this footprint isn't quite enough, the demised loft offers an opportunity to extend the property even further, with the potential to add value and more living space.

Council tax band D EPC rating D (56)

Features

- Three double bedrooms
- Two bathrooms
- Victorian conversion
- Split-level
- 1050 square feet of internal living space
- Private Garden
- Substantial demised loft space
- Development potential (Subject to the necessary permissions)
- Ideal central location moments from Brixton and a short walk to Herne Hill.
- Chain-free



Kellett Road



3 Bedroom House

Approx internal area:

1050 sqft 98 sqm

(EXCLUDING LOFT)
 LOFT 37.95 SQ.M / 409 SQ.FT
 INCLUSIVE TOTAL AREA 135.95 SQ.M / 1463 SQ.FT

While we do 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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