



KELLETT ROAD, SW2
OFFERS IEO £1,400,000 FREEHOLD

ELEGANT VICTORIAN WITH MODERN TOUCHES MOMENTS FROM BRIXTON VILLAGE

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

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DESCRIPTION:

Tucked away on a quiet, tree-lined residential street just moments from the heart of Brixton, this stunning four-bedroom Victorian home strikes the perfect balance between timeless character, turn-key quality, and long-term potential.

The ground floor hosts two reception rooms, including a warm and inviting front lounge with a large bay window, working fireplace, and bespoke curtains. To the rear, a bright and beautifully finished kitchen/dining space flows out through bi-folding doors to a landscaped garden—ideal for entertaining or winding down in privacy. The kitchen, replaced in Spring 2025, features a central island, high-spec cabinetry, integrated appliances, and considered storage throughout. A recently renovated downstairs WC adds further practicality.

Upstairs, the upper levels are arranged to suit a variety of living needs. All four bedrooms are generously sized, with two offering bespoke built-in wardrobes and beautiful natural light. The principal bedroom boasts inbuilt cabinetry and new wooden flooring, while the family bathroom and additional shower room are both newly renovated with stylish finishes.

Further benefits include a full-height cellar (offering excellent storage or development potential), a large attic, and a newly fitted roof and windows—offering peace of mind for years to come. The home also presents future value-adding opportunities with potential for a loft conversion or cellar extension STPP., giving flexibility for growing needs.

Positioned just a 7-minute walk to Brixton Tube (Victoria Line) and a 15-minute stroll to Herne Hill, the location is superb. You're moments from acclaimed restaurants, independent cafés, Brockwell Park and Lido, and the vibrant energy of Brixton Village—yet set on a calm residential street that feels like a true retreat.





TOTAL: 1971 sq. ft, 183.1 m²
GROUND FLOOR: 691 sq. ft, 64 m², FIRST FLOOR: 102 sq. ft, 9 m², SECOND FLOOR: 395 sq. ft, 37 m², THIRD FLOOR: 373 sq. ft, 35 m², WALLS: 225 sq. ft, 22 m²
EXCLUDED AREAS: PATIO: 100 sq. ft, 9 m², FRONT GARDEN: 132 sq. ft, 12 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: E

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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