



Kelyway House, Ewen Crescent, SW2

Offers IEO: £450,000 *Leasehold*

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KEY FEATURES

- Three-bedroom maisonette
- Split-level layout
- Spacious reception room
- Serving hatch to kitchen
- Private, secluded garden
- Modern family bathroom
- Good built-in storage
- Excellent transport connections

Tucked away on a quiet residential crescent, this split-level maisonette offers generous proportions and a rare sense of seclusion, enhanced by a large private garden to the rear. Arranged across two floors, the home provides excellent flexibility for family life or professional sharers, with three bedrooms, a spacious reception room, and a newly refurbished kitchen. On the ground floor, a welcoming hallway leads into a bright reception and dining area with direct access to the private garden—an inviting green space that feels remarkably set back from the street. The modern kitchen sits separately, fitted with shaker-style units, integrated appliances, and a serving hatch connecting through to the reception, perfect for entertaining. Upstairs, three bedrooms are arranged around a central landing, including two doubles and a further single or study. A smart family bathroom completes the upper floor, designed in a contemporary style with a full suite.

Kelyway House enjoys a peaceful setting while remaining well connected. Streatham Hill, Tulse Hill and Brixton stations are all within easy reach, providing swift links into London Victoria, London Bridge, the City and beyond. The area is also served by frequent bus routes and offers easy access to a choice of local schools. Nearby Brockwell Park provides wide open green space, while both Streatham High Road and Brixton's cultural quarter offer a vibrant mix of shops, bars and eateries.

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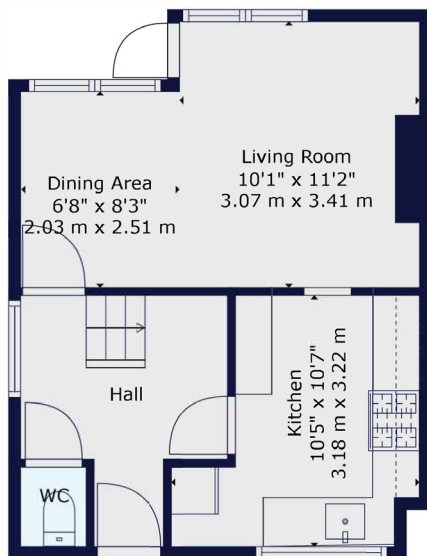
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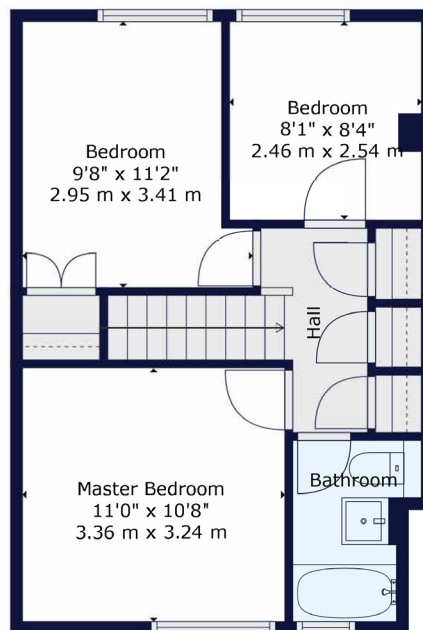
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Floor 1



Floor 2

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TOTAL: 767 sq. ft, 71 m²
 GROUND FLOOR: 349 sq. ft, 32 m², FIRST FLOOR: 418 sq. ft, 39 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.



MATERIAL INFO

Tenure: Leasehold

Term: 89 year and 0 months

Service Charge: £1728.96 per annum

Ground Rent: £10 Annually (subject to increase)

Council Tax Band: B

EPC rating: To be confirmed

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