



KELLETT ROAD, SW2  
£1,950 PER MONTH UNFURNISHED

A GORGEOUS TWO DOUBLE BEDROOM  
VICTORIAN CONVERSION IDEALLY LOCATED  
FOR BRIXTON

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## DESCRIPTION:

The property briefly includes a hallway leading to a bright and spacious open-plan living area, comprising a south-facing reception room, dining space, and kitchen. This area is neutrally decorated, featuring large bay sash windows and built-in shelving in the alcoves. The fully fitted kitchen offers ample storage with both wall and base units and the usual appliances. There are two double bedrooms, one with fitted wardrobes, and a modern bathroom with a bathtub, overhead shower, wash hand basin, and WC, completing the living space. Kellett Road enjoys an ideal location with proximity to Brixton's amenities, transport links, and the attractive Brockwell Park with its iconic Art Deco Lido. The property will be available from the 11th of February, offered on an unfurnished basis.

## AT A GLANCE

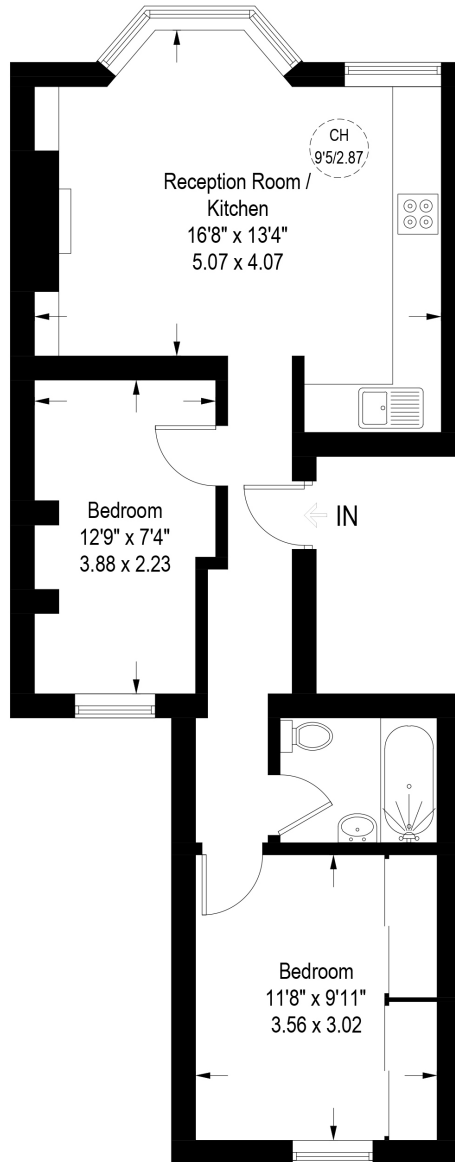
- First floor Victorian conversion
- South-facing reception
- Fully fitted kitchen
- Ample storage
- Two double bedrooms
- Modern bathroom
- Available from 11th Feb
- Unfurnished
- Lambeth council tax band: B





# Kellett Road, London, SW2

Approximate Gross Internal Area = 533 sq ft / 49.5 sq m



## First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1030860)

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			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	71	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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