

KELLETT ROAD, SW2
£600,000 LEASEHOLD

CHARACTERFUL THREE-BEDROOM HOME MOMENTS FROM BRIXTON AND BROCKWELL PARK

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

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DESCRIPTION:

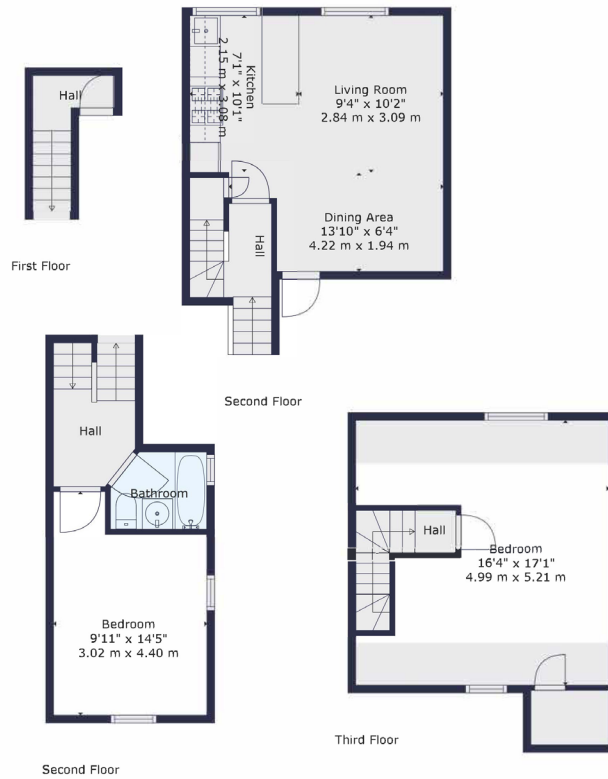
Set across the top two floors of an attractive Victorian property, the home is thoughtfully arranged to offer excellent natural light, flexibility, and generous proportions throughout.

As you enter the second floor, a wide hallway leads into a bright, open-plan kitchen and reception room positioned at the front. With twin sash windows, bespoke shelving, and defined lounge and dining zones, it's a space designed for both comfort and character. The adjoining kitchen blends practicality and charm with its wood-topped island and sleek cabinetry, all bathed in morning light. Also on this floor are two bedrooms—one particularly generous in size—ideal for guests, housemates, or working from home. Upstairs, the loft-level bedroom feels private and expansive, complete with skylights, clever eaves storage, and a calm, elevated aspect. A modern bathroom with neutral tiling and a separate WC complete the internal layout.

Kellett Road places you moments from the best of both Brixton and Herne Hill. Brockwell Park and Lido are within easy reach, along with an exciting selection of restaurants, pubs, cafés, and the ever-popular Brixton Village.







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TOTAL: 821 sq. ft, 76.3 m²
 FIRST FLOOR: 28 sq. ft, 3 m², SECOND FLOOR: 206 sq. ft, 19 m², THIRD FLOOR: 189 sq. ft, 18 m²
 LOW CEILING: 110 sq. ft, 10 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	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: 104 year and 9 months

Ground Rent: £150 Annually (subject to increase)

Council Tax Band: C

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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