



KELLETT ROAD, SW2
OFFERS IN EXCESS OF £550,000 LEASEHOLD

CHARACTERFUL THREE-BEDROOM HOME MOMENTS FROM BRIXTON AND BROCKWELL PARK

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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.





Kellett Road, London, SW2

Approximate Area = 923 sq ft / 85.7 sq m

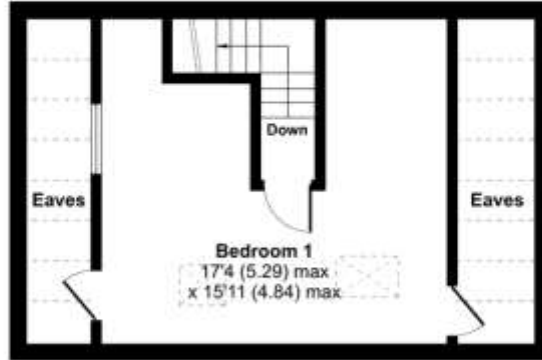
Limited Use Area(s) = 125 sq ft / 11.6 sq m

Total = 1048 sq ft / 97.3 sq m

For identification only - Not to scale



Denotes restricted
head height



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richetom 2025.
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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