



Kellett Road, SW2

OFFERS In Excess Of £600,000 *share of freehold*



#### KEY FEATURES

- Two well-proportioned bedrooms
- Spacious reception room with period features
- Stylish kitchen with metro tiles
- Private rear garden
- Modern bathroom with contemporary fittings
- Close Proximity to Brixton's amenities
- Excellent transport links, including Brixton Tube Station (Zone 2)
- Short walk to Brockwell Park

As you step into the property, you are greeted by a bright and spacious reception room, featuring high ceilings and large sash windows that flood the space with natural light. The room is beautifully appointed with modern touches, including a feature fireplace and bespoke shelving.

The adjacent kitchen is both stylish and functional, offering ample space for dining and fully equipped with contemporary units and integrated appliances. The clean, white metro tiles and sleek countertops create a fresh and inviting atmosphere. A door from the kitchen leads directly to the private rear garden, a true oasis in the city, offering a peaceful retreat. The property boasts two well-proportioned bedrooms, each with plenty of natural light and storage

The master bedroom, located towards the rear, provides a tranquil setting with views over the garden. The modern bathroom is elegantly finished with white tiles and contemporary fittings, providing a relaxing space to unwind.

Kellett Road is ideally positioned for the amenities of Brixton, with its vibrant mix of shops, cafés, and restaurants just a short walk away. For those who enjoy green spaces, the beautiful Brockwell Park, with its iconic Lido, is just a stone's throw away. Transport links are excellent, with Brixton Tube Station (Zone 2) nearby, providing quick and easy access to the City and West End via the Victoria Line. Additionally, numerous bus routes offer convenient connections across London.

Herne Hill

0207 501 8950 | [hernehill@winkworth.co.uk](mailto:hernehill@winkworth.co.uk)

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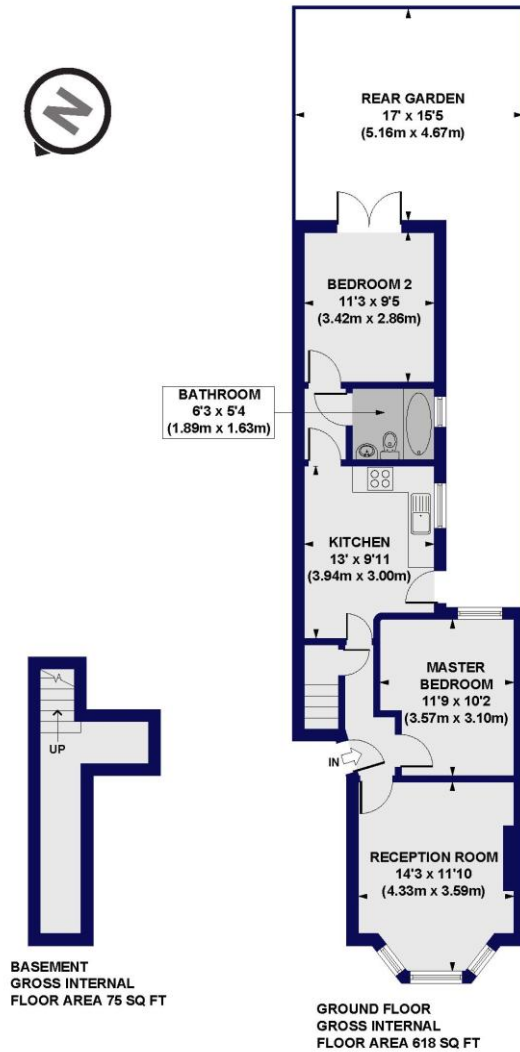






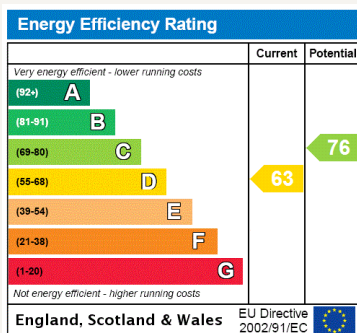


Kellett Road, SW2  
Approx. Gross Internal Floor Area 694 sq. ft / 64.45 sq. m



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 CP Creative. 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.

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## MATERIAL INFO

**Tenure:** Share of Freehold

**Term:** 104 years

**Service Charge:** £0 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

**Council Tax Band:** C

**EPC rating:** D

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