



**Kellett Road, Brixton, SW2**

2 bedroom flat - conversion to let

**£519 Per Week**

Part furnished

## Property Details

NO HMO - only suitable for single occupant, max two sharers, couple or single family unit tenancy.

A two double bedroom with a study room, split-level flat arranged securely over the top floors of an appealing Victorian terraced house on the centrally located Kellett Road. One of Brixton's most popular residential streets, located within touching distance to the Victoria Line and everything Brixton has to offer. The open-plan living space is particularly impressive, bright, open and airy. A sleek modern kitchen occupies one half of the large room, complete with integrated appliances. The reception area is cosy but smart and there is still comfortable dimensions for a large dining table, without any compromise to space and also has benefits of an additional study room located off the reception. This floor is completed by one of the two well-proportioned double bedrooms and a tasteful bathroom with appealing tiling. The further bedroom, an ideal principal room is located on the floor above and boasts significant eaves storage. A beautifully bright and stylish flat with a lovely atmosphere, in a fantastic location.

Living here you will benefit from all that Brixton offers, from the celebrated cuisine within Brixton Village and POP Brixton to the music venues and nightlife the area is famous for. Leafy Herne Hill is a ten-minute stroll in the opposite direction, with what many local residents regard as London's best public space, Brockwell Park, located within a short stroll. With Brixton Village, Brockwell Park and

## Features

- Two double bedrooms
- Split level
- Open plan reception
- Spacious throughout
- Additional study room
- Minutes from Brixton Station
- Close to high street amenities

Council tax band C      EPC rating C (69)



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Approximate internal area: **831 sqft 77 sqm**

Approximate eaves storage: **45 sqft 4 sqm**

Approximate total internal area: **81 sqm 874 sqft**



While we do try our very best, floor plans are produced as a guide only and we take no responsibility for the precise accuracy with which any property is represented.

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