



## Kellett Road, London, SW2 1ED

**£520 Per Week**

A 1ST FLOOR TWO BEDROOM PERIOD CONVERSION SET IN A QUIET TREE LINED STREET LOCATED OFF BRIXTON HILL

The accommodation comprises a reception room with a large bay window to the front and a fully fitted open plan kitchen with a breakfast bar. The master bedroom is South facing to the rear with double doors opening onto a Juliette balcony, the second bedroom is a small double and there is a modern bathroom suite located off the hallway.

The property features wooden floors to the lounge and kitchen, sash windows throughout with fitted shutters adding to the character of this lovely apartment

FURNISHED  
AVAILABLE 1ST OCTOBER

- LOCATED 0.3 MILES FROM BRIXTON STATION
- PERIOD CONVERSION IN TREE LINED STREET
- AVAILABLE 1ST OCTOBER
- VIEWING RECOMMENDED
- FIRST FLOOR APARTMENT
- LOCATED OFF BRIXTON HILL & BY ST MATTHEWS GREEN
- WOODEN FLOORS TO PRINCIPLE ROOMS
- 2 BEDROOMS
- ELEC BOUL, RITZY CINEMA, BRIXTON MKT & SUPERMARKET ALL CLOSE BY
- SOUTH FACING MASTER BEDROOM WITH JULIETTE BALCONY

**Kellett Road, London, SW2 1ED**



**RECEPTION**



**BATHROOM**



**KITCHEN**



**BATHROOM**



**BEDROOM**



**BEDROOM**

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**BEDROOM**



**RECEPTION**



**KITCHEN**



**RECEPTION**



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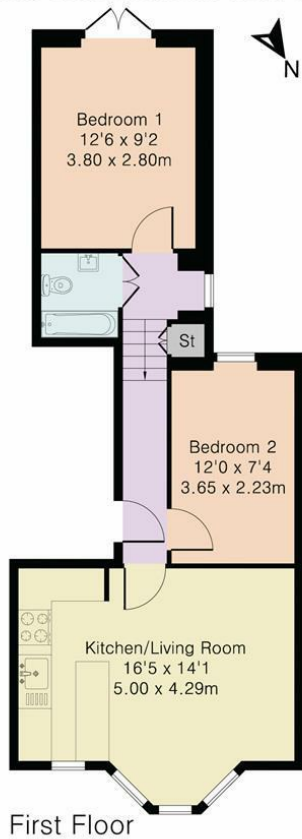


**KELLETT ROAD**



**KELLETT ROAD**

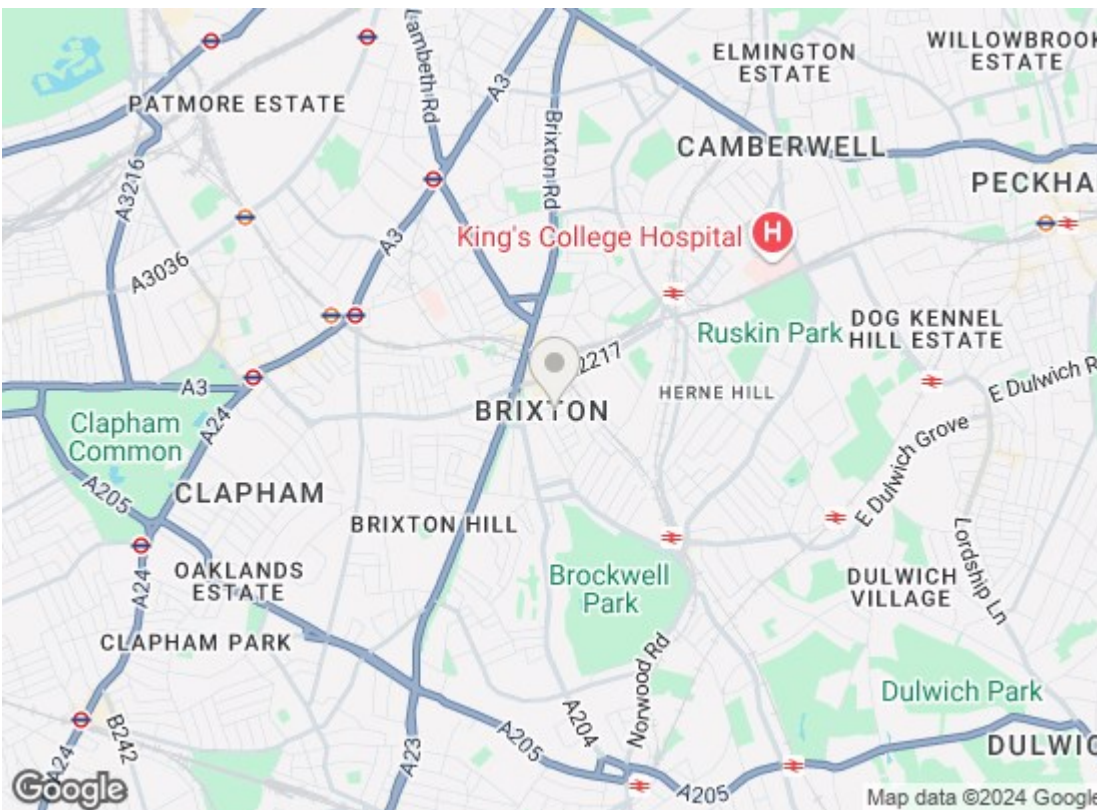
Approximate Gross Internal Area 506 sq ft – 47 sq m



First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	72	79
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.