



Kellett Road | Brixton, SW2



A unique opportunity to purchase this substantial property on one of Brixton's most popular residential roads. Located moments from Brixton Town centre and within a short walk of Brockwell Park, the property is currently set up as 2 self-contained flats.

The ground floor features a spacious 2 double bedroom flat with a separate kitchen and access to a South facing garden.

Upstairs there is a large 3 double bedroom flat. Finished to a high standard and arranged over 2 floors, that property also comes with a roof terrace.

Ideally located within a few minutes' walk of Brixton town centre, which is home to Brixton Village, Ritzy Cinema, Brixton Academy, Morleys Department Store and Pop Brixton as well as various bars and shops. Transport links include Brixton tube station (Victoria line), Brixton mainline station and numerous buses to the City and West End.

EPC=D. Lambeth council tax band B (ground floor) and D (top flat). On street residents permit parking available on application. Property to be sold with tenant in situ.

£1,100,000

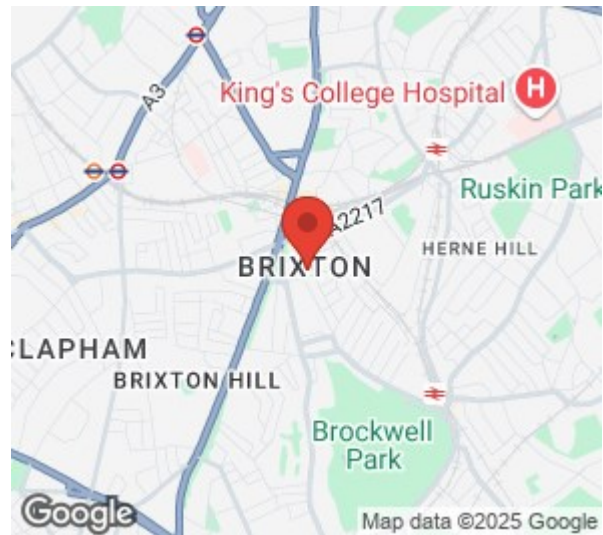
Viewing

Please contact our Brixton Office on 0207 274 3111 if you wish to arrange a viewing appointment for this property or require further information.





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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(38-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(38-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC



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