

Helix Road, SW2

Offers IEO: £750,000 Leasehold

## **KEY FEATURES**

- Two double bedrooms
- Open plan kitchen reception with Bosch appliances and quartz worktops
- Skylights and island
- Bifold doors to garden

• Striking bathroom with bath and underfloor heating

- Preserved period features
- Mature private rear garden
- Tanked cellar storage
- Chain free sale

Set on the ground floor of a handsome Victorian terrace, this newly renovated garden flat blends period elegance with light filled contemporary living. A high-ceilinged hallway leads to a bay fronted principal bedroom with ornate cornicing. The second bedroom includes bespoke fitted wardrobes and a glazed door to a private courtyard, ideal for a quiet morning coffee. A stylish bathroom sits centrally with a bath and underfloor heating.

To the rear, a wraparound extension creates an impressive open plan kitchen and reception space. Skylights draw in the daylight while an island provides a natural hub for cooking and gathering. Quartz worktops, Bosch appliances and generous storage complete the specification. Full width bifold doors open to a mature private garden with a paved terrace and lawn for easy outdoor entertaining. Steps from the hall lead down to a fully tanked cellar, giving excellent additional storage. Offered chain free.

Helix Road lies off Brixton Hill, well placed for Brixton station on the Victoria line and Herne Hill for Thameslink services to the City and beyond. There are multiple local bus routes on Brixton Hill, and Brockwell Park with its celebrated Lido, walled garden and year round events is a short

## **Herne Hill**

020 7501 8950 | hernehill@winkworth.co.uk













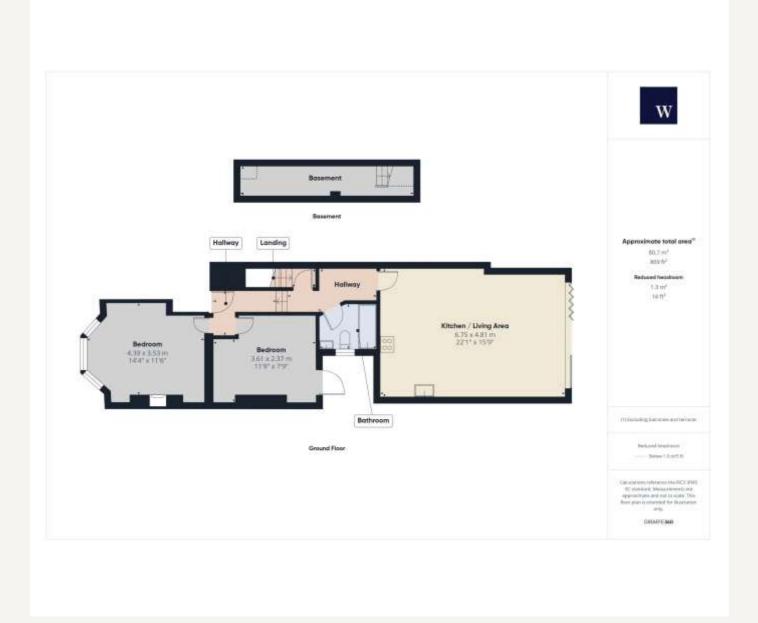














## MATERIAL INFO

Tenure: Leasehold

**Term:** 96 year and 3 months **Service Charge:** £400 per annum

Council Tax Band: C
EPC rating: C

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for every step...