



Helix Road, SW2

Offers IEO: £750,000 *Leasehold*

2  1  1 

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 corning. 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 stroll away. The area is known for its independent coffee, restaurants and everyday conveniences.

Herne Hill

020 7501 8950 | hernehill@winkworth.co.uk

Winkworth

for every step...





W



Basement



Approximate total area¹¹

80.7 m²

859 ft²

Reduced headroom

1.3 m²

14 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.8 m (5 ft)

Calculations reference the RICE WMS
IC standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

DRUPFEM

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Leasehold

Term: 96 year and 3 months

Service Charge: £400 per annum

Council Tax Band: C

EPC rating: C

Herne Hill

020 7501 8950 | hernehill@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.