



## Helix Road, SW2

Offers IEO: £725,000 *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 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 cafés, restaurants and everyday conveniences.

### Herne Hill

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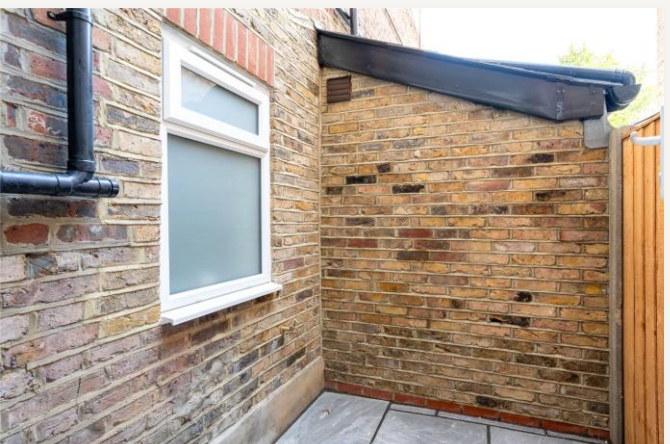
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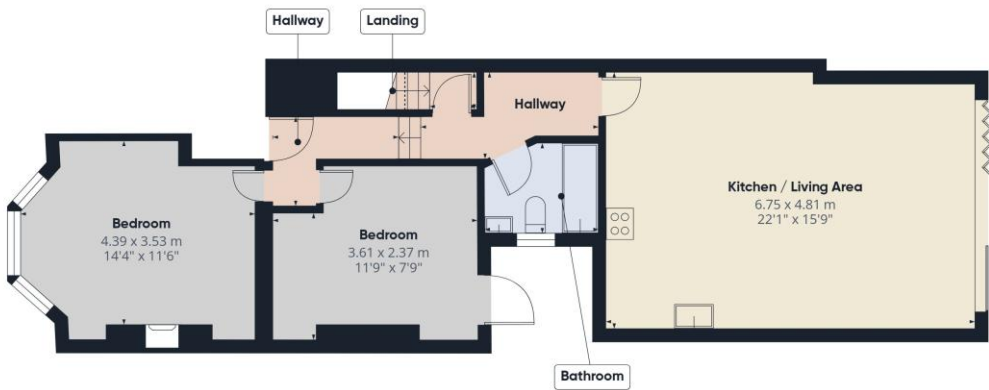








Basement



Ground Floor

Approximate total area<sup>®</sup>

80.7 m<sup>2</sup>

869 ft<sup>2</sup>

Reduced headroom

1.3 m<sup>2</sup>

14 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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

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