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- → O208 773 2929 **=** info@silvermanblack.co.uk

△ Bank House, 14 High Street, Carshalton, Surrey SM5 3AQ

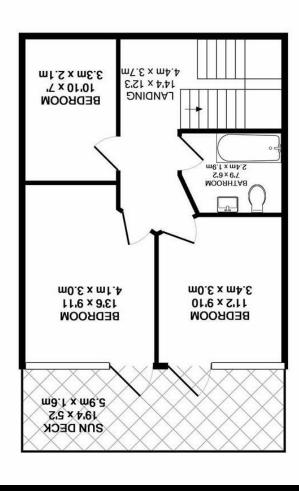
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other fems are approximate and no responsibility is taken for any entror, omission, or mis-statement. This plan is for illustriative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

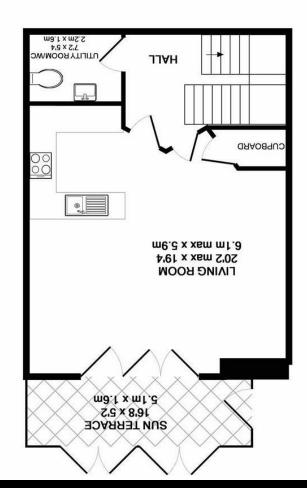
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TOTAL APPROX. FLOOR AREA 959 SQ.FT. (89.1 SQ.M.)

(43.8 SQ.M.) AREA 471 SQ.FT. APPROX. FLOOR 1ST FLOOR

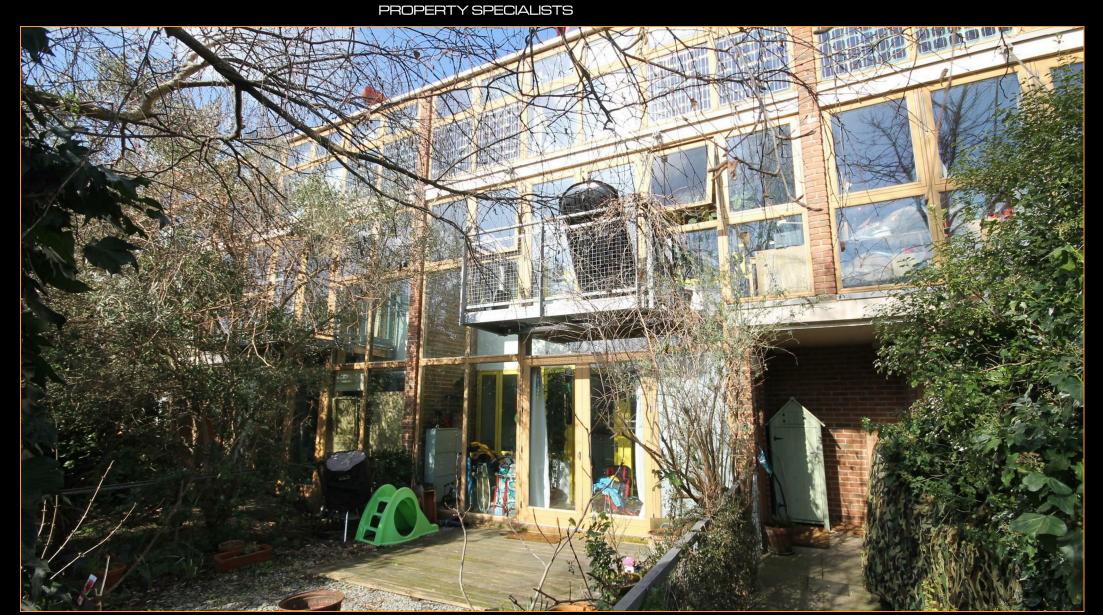
.T3.Q2 T84 ABAA (45.3 SQ.M.) АРРЯОХ. FLOOR GROUND FLOOR





## RMAN







## 12 Helios Road WALLINGTON, SM6 7BZ

## Price Guide £450,000

Silverman Black is delighted to offer this exceptional three bedroom split-level maisonette located on the award winning BedZed development - only five minutes walk from Hackbridge BR station & shopping facilities. Built in 2002, the Beddington Zero Energy Development (BedZed) is a pioneering and unique complex of energy saving properties - offering residents well insulated/low carbon homes which are warm in the winter and cool in the summer - whilst keeping energy bills to an absolute minimum! 12 Helios Road is an exceptional example of these homes - affording bright, airy accommodation with masses of south facing windows incorporating a large open plan living area, a sun lounge and a cloak/utility room on the ground floor with three generously proportioned bedrooms, a family bathroom and an internal balcony/sun room - ideal for use as a home office - leading onto a private external balcony, on the floor above. Outside, there is a good size front garden with residents parking only a short walk from the property. The development has been featured in numerous programmes due to the eco-friendly/energy saving concept of the complex and was a finalist in the Riba Sterling competition in 2003, but most residents see to comment on the vibrant sense of "community" on BedZed - where a communal garden, cafe, and a community hub (which runs classes and fitness programmes) all help ensure a "village atmosphere". In terms of facilities, Hackbridge Village is approx 0.25 miles away offering a large Lidl supermarket, several excellent local schools and a BR station affording fast & frequent services to London Victoria (via Clapham Junction) in around 25 minutes. Mitcham Junction is about a mile distant (20 mins walk or one stop on the train) - where commuters can pick up the Wimbledon to Beckenham tram service (via Bromley and East Croydon). Viewing of this exceptional and unique home is very highly recommended - so call today to book your appointment to visit



- Vacant Possession with no onwards chain
- A three bedroom split-level maisonette located on the award winning BedZed development - only 5 - 10 minutes walk from Hackbridge centre and BR station
- Bright and airy south facing accommodation comprising a large open plan living room, a sun room and a cloak/utility room on the ground floor
- Three generous bedrooms are located on the first floor with the family bathroom and a second sun room which gives access to an external balcony
- Good size, south facing garden, residents parking & EV charging points
- Community hub running fitness classes, cafe & communal gardens all help to create a vibrant "village atmosphere"
- Leasehold with around 975 years remaining on the current lease term; 24/25
   Service Charge approximately £2300 including Electricity and hot water;
   Ground Rent £150 pa
- EPC Rating: C; Council Tax Band: D
- A pioneering and unique complex of energy saving properties offering residents well insulated/low carbon homes which are warm in the winter and cool in the summer
- Viewing very highly recommended so book your appointment to visit today!







