

SILVERMAN
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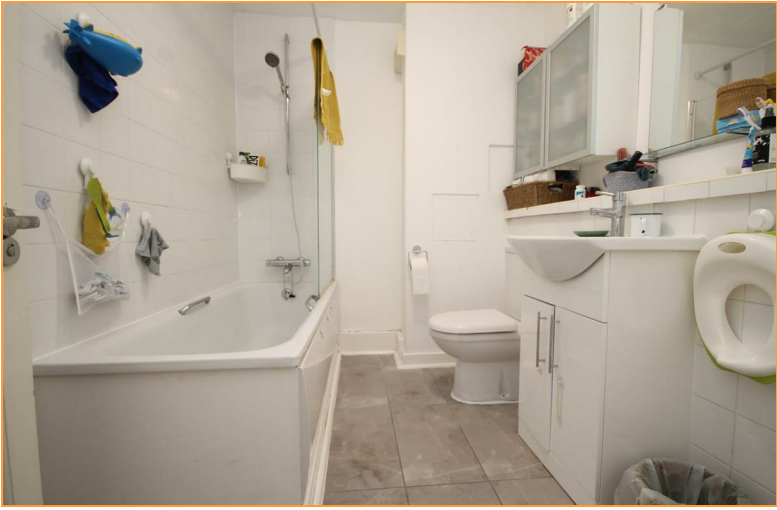


12 Helios Road

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!

