



Helix Road, London SW2 2JT

welcome to
Helix Road, London

The accommodation comprises a spacious dual-aspect reception room, two well-proportioned double bedrooms, a separate contemporary kitchen with a stable door providing direct access to the private garden, and a modern bathroom suite. Further benefits include double-glazed windows throughout, laminate flooring and a long lease, with the added advantage of the opportunity to acquire the freehold. The property also presents excellent scope for a purchaser to enhance and add value, subject to the necessary consents.

Ideally positioned within easy walking distance of both Brixton and Herne Hill, the property enjoys immediate access to the vast open spaces of Brockwell Park, whilst Brixton Village, POP Brixton, the Ritzy Cinema and the O2 Academy provide an outstanding selection of cafés, restaurants, bars and entertainment venues. Brixton Underground Station (Victoria Line), mainline rail services and numerous bus routes offer excellent connectivity into the City, the West End and beyond. The property is also conveniently located for highly regarded local schools, including Sudbourne Primary School and Corpus Christi Catholic Primary School, making it an excellent choice for professionals, couples and young families alike.

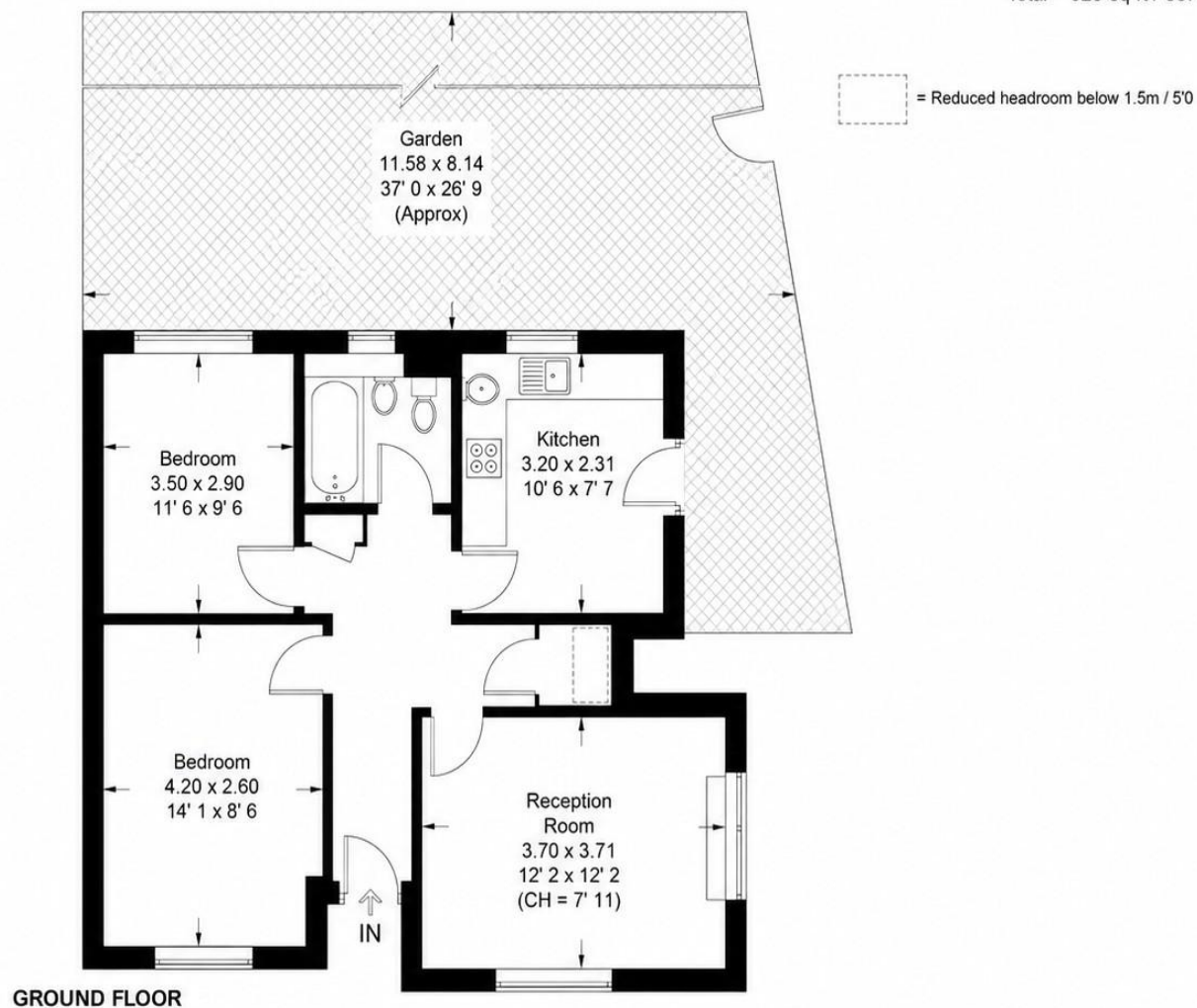


HELIX ROAD, SW2

Approximate Gross Internal Area = 621 sq ft / 57.7 sq m

Reduced Headroom = 4 sq ft / 0.4 sq m

Total = 625 sq ft / 58.1 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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- Two generous double bedrooms
- Long lease with the option to acquire the freehold
- Over 620 sq ft of well-proportioned accommodation
- Southern-facing private rear garden extending to almost 40 ft

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£525,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CPM108537



Property Ref:
CPM108537 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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