



**Helix Road, Brixton, SW2**

1 bedroom flat - conversion for sale

**£475,000**

Leasehold

## Property Details

A charming one bedroom garden flat set within a handsome Victorian property on a quiet residential street. Recently refreshed, the property offers beautifully proportioned accommodation with period character throughout and exciting scope to extend in the future, subject to permissions. The generous reception room features high ceilings, ornate shadow cornicing, original timber flooring and a striking fireplace, creating an elegant space filled with natural light. To the rear, the separate dine-in kitchen blends practicality and character, with wooden worktops, neutral cabinetry, metro-tiled splashbacks, pantry storage and direct access to the garden. Outside, the private rear garden enjoys a patio seating area leading to a raised lawn framed by mature planting beds. The spacious double bedroom is charming and peacefully set, while the neutral bathroom includes a bathtub with overhead shower. Further benefits include a useful cellar and potential to extend into the side return, converting into a two bedroom home, with precedent established on the street, STNP.

Council tax band C      EPC rating C (72)

## Features

- Large, one double bedroom
- Private garden
- Victorian conversion with characterful features
- Long lease
- Potential to extend STNP
- Recently refreshed
- Brixton centre around a ten-twelve minute walk
- Heme Hill a fifteen-minute walk through Brockwell Park
- Victoria Line, Thameslink and trains
- Demised cellar. Chain-free



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**1 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA WITH CELLAR: **669 SQ FT / 62.1 SQ M**

APPROXIMATE GROSS INTERNAL AREA WITHOUT CELLAR: **597 SQ FT / 55.5 SQ M**



While we try our very best, floor plans are produced as a guide only and we take no responsibility for the precise accuracy with which any property is represented.

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