



## Helix Road, Brixton, SW2

2 bedroom flat - conversion for sale

£625,000

Share of Freehold

### Property Details

The reception at the front of the property spans the width of the building and is the perfect spot in which to relax and unwind, dine and entertain. A convenient opening between the reception and separate kitchen provides a slightly more open feel, whilst also providing the perfect spot for a more casual dining option or bar area. The kitchen itself is also large enough for dining, offering plenty of storage options, surface space, and views over the rear gardens. Having outside space has become more valuable than ever before and the large private terrace is a fantastic spot to savour the warmer months of the year or enjoy an evening drink. Both bedrooms are well-proportioned doubles and are peacefully positioned within the building. The large 'loft-style' room is particularly spacious and unique, with plenty of character and style. The second bedroom is a fantastic space with a feature fireplace but could also be repurposed to suit the needs of the purchaser. Finally, a family-sized bathroom and a separate WC are conveniently located on the initial floor of the flat, modern and tastefully finished.

Council tax band C    EPC rating D (63)

### Features

- Two double bedrooms
- Split-level
- Victorian conversion
- Large private roof terrace
- Over 1000 square feet of internal space
- Beautifully characterful and bright
- Share of freehold
- Close to Brockwell Park
- Victoria line
- Chain-free









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Approximate internal area: **1002 sqft 93 sqm**

Approximate eaves storage: **126 sqft 12 sqm**

Approximate total internal area: **105 sqm 1127 sqft**



While we do 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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