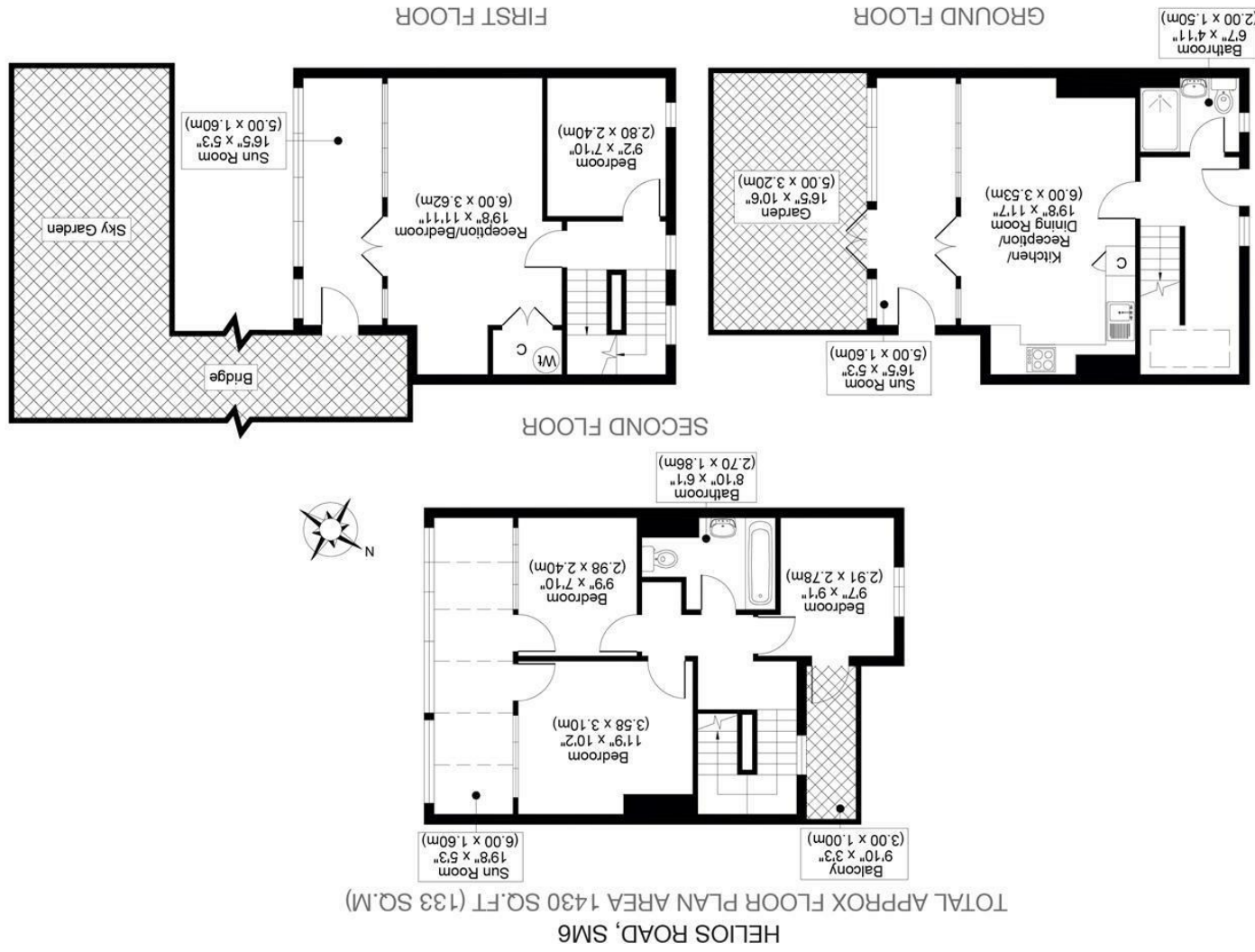




All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



SILVERMAN
BLACK
PROPERTY SPECIALISTS





7 Helios Road

WALLINGTON, SM6 7BZ

Price Guide £550,000

Silverman Black is delighted to offer this exceptional four/five bed, three storey town house located on the award winning BedZed development - only about 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! 7 Helios Road is an exceptional example of these homes and arguably the largest property on the development - affording bright, airy accommodation with masses of south facing windows incorporating a spacious hallway, a cloak/shower room and a large open plan kitchen/living room on the ground floor; a flexible living room/bedroom, a large sun-balcony & a further bedroom on the middle floor; with three more bedrooms (all with access to useful balconies) and the family bathroom on the upper level. Outside, there is a good size front garden at ground level - plus a rare "sky garden" approached via a bridge from the first floor level. The complex also boasts an abundance of parking for residents. 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 seem 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 local facilities, Hackbridge Village is about 5 minutes walk away (0.25 miles), whilst Hackbridge BR station provides frequent, fast trains to Clapham Junction and London Victoria in around 30 minutes. Mitcham Junction station is 20 minutes walk/1 mile - affording access to the Wimbledon - Beckenham tram service, via East Croydon. Book your appointment to visit today!



- A stunning four/five bedroom, two bathroom town house situated on the award winning BedZed development - less than 10 minutes walk from Hackbridge BR station
- Expansive and flexible accommodation with a large open plan living area/kitchen on the ground floor with a sun lounge and shower room; generous lounge area/additional bedroom with a large south-facing balcony on the first floor together with one bedroom
- Top floor comprises three good size bedrooms - each with access to a balcony area - and a family bathroom
- Access to a rare "sky garden" via a bridge, accessed off the lounge/bedroom area on the middle floor
- Parking for residents surrounding the site, large communal garden & play area
- Community hub running fitness classes, cafe & communal gardens - all help to create a vibrant "village atmosphere"
- Right to Manage; Leasehold with around 975 years remaining on the current lease term; 24/25 Service Charge approximately £3,814 but includes your Electricity, heating and hot water
- EPC rating: "C" (74/74); Council Tax Banding "E"
- Less than 10 minutes walk to Hackbridge BR station offering services to London Victoria in around 30 minutes
- Viewing Highly recommended - book your appointment to view today!

