



Helvetia Street, London, SE6

GUIDE PRICE: £600,000 - £625,000

This spacious end of terrace house, (over 1,000 sq ft) has a large kitchen, five bedrooms and two reception rooms as well as a studio / outhouse. The property further benefits from being sold chain free and being situated within Kilmorie School catchment area and on the borders of SE23 / SE6.



DESCRIPTION

An opportunity to purchase this larger than average, 5 bedroom period house with huge potential to make into a stunning family home.

Set within a sought-after road in SE6, the well-presented accommodation on offer comprises, private entrance and entrance hall to the ground floor, leading to an open plan through reception room measuring over 26ft, large separate kitchen and side return with huge potential to create the perfect family kitchen/ dining room.

To the first floor, there is a landing giving access to three double bedrooms and a family bathroom.

To the second floor there is a further two bedrooms and a shower room.

Externally there is courtyard garden which leads to a large studio/ outhouse which has a kitchen and shower room included within.

This property measures 1,793 Sq ft and sold with no onward chain so will appeal to many buyers. Early viewings highly recommended.

AT A GLANCE

Large end of terrace 6 Bedroom House

1,793 Sq ft

Two receptions

Large Kitchen

Studio / Outhouse

SE23 / SE6 Border

Kilmorie School catchment

Chain free



LOCATION

This beautiful property is located on Helvetia Street on the Forest Hill / Catford borders.

Within easy walking distance of this stunning home is an abundance of boutique shops, local bars, cafes and restaurants including sourdough pizzeria Bona, St. David's Coffee House, Bunka, Stag & Bow to name a few of the local offerings.

Furthermore, there are handy high street stores including Sainsbury's and Boots.

Locally there is a great choice of green spaces and parks with Blythe Hill Fields a stroll away offering panoramic views of London and the much-admired Horniman Museum and Gardens also within walking distance.

If looking for extracurricular activities, you can enjoy Forest Hill Pools or a choice of the local gyms or therapy and beauty rooms. The area is popular with families due to a superb choice of Ofsted Outstanding schools including Kilmorie and Rathfern within close proximity.

The neighbourhoods of Dulwich, Peckham Rye and Catford are also within easy reach, offering a further choice of independent shops, eateries and useful amenities.

There are great connections for commuters across the capital with the Overground within approx. 1 mile, connecting to Canada Water in less than approx. 15 minutes, Shoreditch High Street in around 20 minutes, with Highbury and Islington approx. 35 minutes away. Furthermore, mainline connections enable easy access to the major stations of the capital including Victoria, Charing Cross, London Bridge to name a few with the Thameslink service accessible from Catford.

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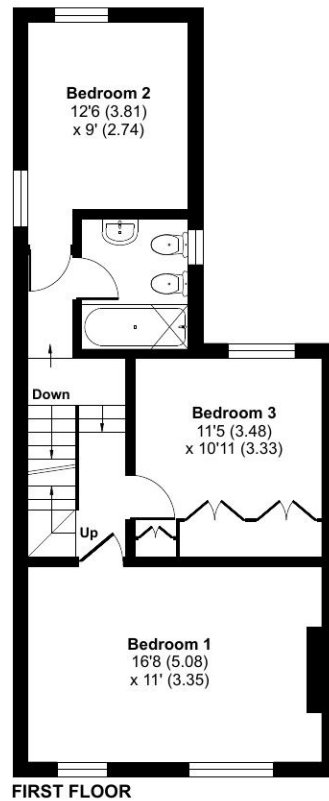
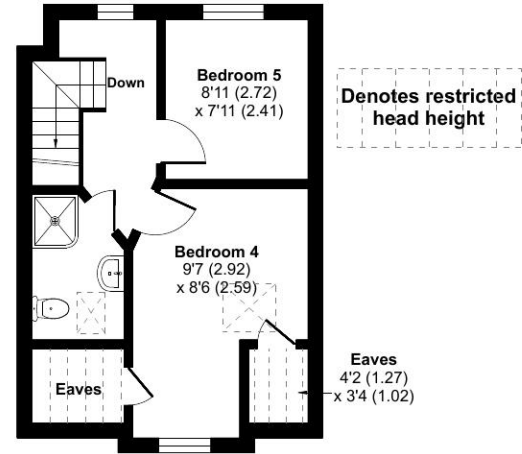
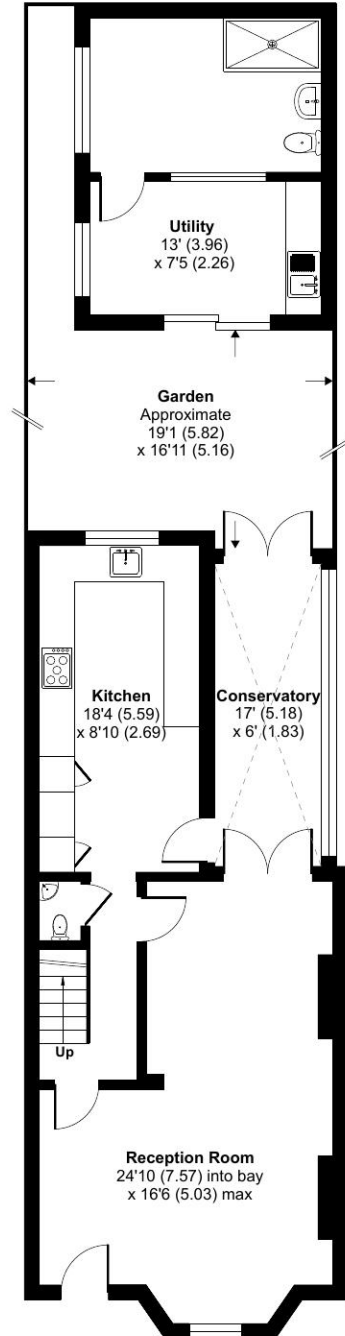
Approximate Area = 1533 sq ft / 142.4 sq m

Limited Use Area(s) = 44 sq ft / 4 sq m

Outbuilding = 217 sq ft / 20.1 sq m

Total = 1793 sq ft / 166.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Winkworth Forest Hill and New Cross. REF: 1122741

COUNCIL TAX BAND- D

LOCAL AUTHORITY - Lewisham

TENURE- Freehold

SERVICES: Mains Electric, Gas, Drainage & Water.

BROADBAND: Ultrafast & Standard Broadband Available. Checked on Openreach Oct 2024.

MOBILE SIGNAL: You are likely to have limited coverage with most mobile providers

HEATING: Gas Central Heating

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	