



**VARMA COURT, 11 KIDBROOKE GROVE, BLACKHEATH, LONDON, SE3 0PP
£375,000 SHARE OF FREEHOLD**

AN IMPRESSIVE ONE DOUBLE BEDROOM PERIOD CONVERSION FOUND ON THE GROUND FLOOR OF THIS LARGE VICTORIAN HOUSE IN THIS SOUGHT AFTER LOCATION CLOSE TO BLACKHEATH VILLAGE AND THE HEATH.

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DESCRIPTION:

The accommodation briefly comprises; a 21'8 x 15'6 open plan lounge diner with large bay window and very attractive modern kitchen with integrated appliances including a wine cooler. There is a master bedroom with walk in wardrobe and a stunning modern shower room with double walk in shower and a utility cupboard. To the rear is a large communal garden and there is off street parking to the front. Having been extensively refurbished in recent years and is in excellent decorative order with high ceilings, parquet flooring, gas fired central heating and feature radiators. The property is sold with a share of the freehold

This is a perfect flat for a first time buyer, buy to let landlord or as a pied-a-terre. Your immediate viewing is essential. Virtual tours can be seen at winkworth.co.uk.

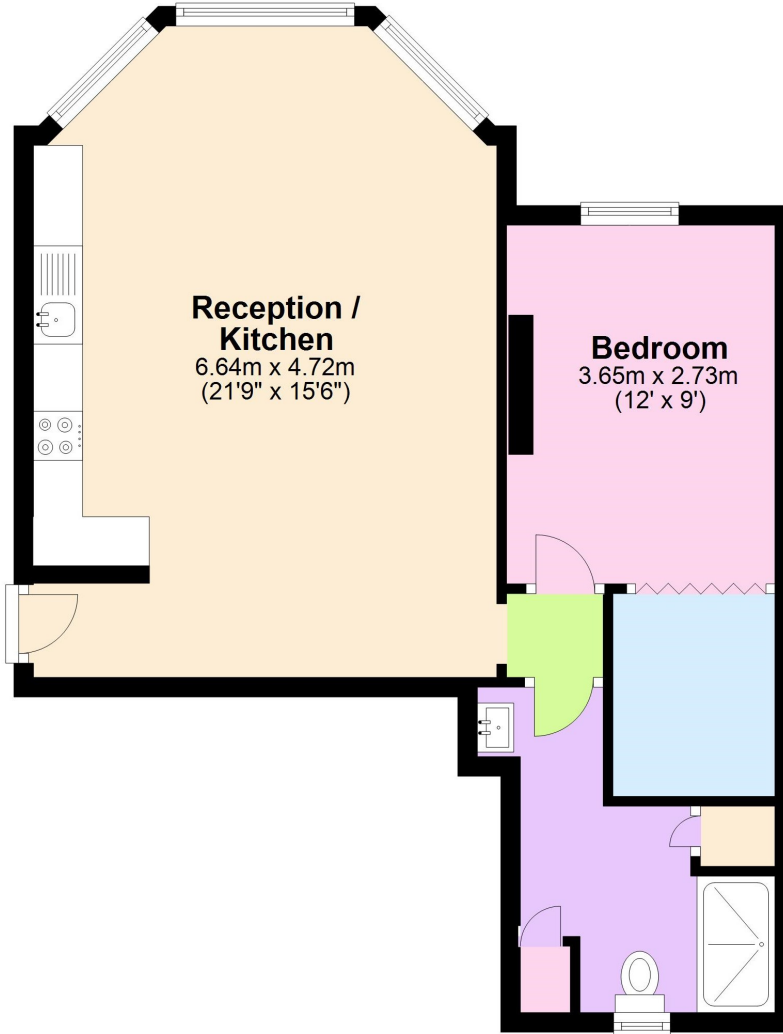
Kidbrooke Grove is an outstanding quiet road located just off the heath and is just ½ mile from Blackheath Village with its array of boutique shops, farmers market, restaurants, bars and station. The heath is a 3 minute walk and the fabulous Royal Greenwich Park is just 0.7 miles with Greenwich town centre beyond. There are fantastic transport links with Blackheath Station giving access to London Bridge, Charing Cross and Victoria amongst others with access to the DLR, bus, riverboat, foot tunnel and cable car all within the area. The area is minutes from Canary Wharf, the City and central London, just one of the reasons why it's increasingly popular with young professionals and commuters. The O2 is also close by as are local shops and amenities including Marks and Spencer's food, within a very short walk.





Ground Floor

Approx. 48.2 sq. metres (518.4 sq. feet)



Total area: approx. 48.2 sq. metres (518.4 sq. feet)

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate. Any lease and service charge details have been provided by the vendor. Any interest party should have these checked by a solicitor as part of the purchase process.

Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	77
(39-54)	E		
(21-38)	F		
Least energy efficient - higher running costs	G		
England, Scotland & Wales		EU Directive 2002/91/EC	

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