



**KIDBROOKE GROVE, BLACKHEATH, SE3 OPP  
OIRO £225,000 SHARE OF FREEHOLD**

**A CHAIN FREE AND WELL PRESENTED STUDIO FLAT  
APARTMENT FOUND ON THE SECOND FLOOR OF THIS  
SMALL POPULAR DEVELOPMENT LOCATED ON THIS  
SOUGHT AFTER TREE LINED CUL-DE-SAC CLOSE TO  
BLACKHEATH VILLAGE AND THE HEATH.**

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**Winkworth**





## DESCRIPTION:

The accommodation comprises a spacious studio room, with a semi open plan modern kitchen and a bathroom. Off street parking is on a first come first served basis but there is also ample permit parking on the street. The property is being sold chain free and 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.

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.

Lease remaining: 981 years.

Ground Rent: £0

Service Charges: £1,756.48

## AT A GLANCE

- studio apartment
- second (top) floor
- chain free
- off street parking
- sought after location
- very close to heath
- share of freehold

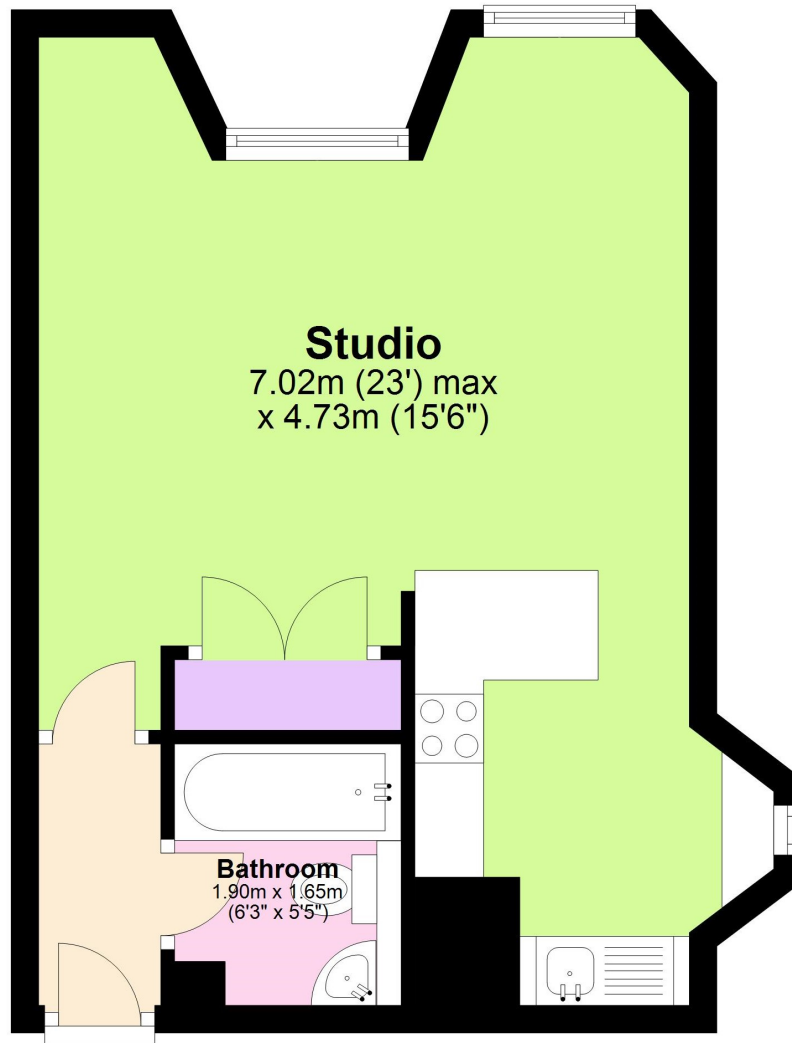






# Second Floor

Approx. 32.1 sq. metres (345.1 sq. feet)



Total area: approx. 32.1 sq. metres (345.1 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
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

