



**OTTLEY DRIVE, BLACKHEATH, LONDON, SE3 9GF  
OFFERS IN EXCESS OF £375,000 LEASEHOLD**

**A STYLISH AND SPACIOUS TWO BEDROOM, SIXTH FLOOR,  
MODERN APARTMENT WITH A LARGE PRIVATE BALCONY SET  
WITHIN THE PRESTIGIOUS KIDBROOKE VILLAGE DEVELOPMENT.**

Blackheath | 0208 8520999 | [blackheath@winkworth.co.uk](mailto:blackheath@winkworth.co.uk)

**Winkworth**

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### DESCRIPTION:

Found on the sixth floor (with a lift) the accommodation comprises; a large and airy reception room with large windows, a large balcony and open plan to a very attractive modern kitchen with integrated appliances. There are two large double bedrooms, a modern bathroom, large utility cupboard housing washing machine/tumble dryer and a further storage/coat cupboard. Further benefits are well kept communal gardens, residents gym and a 24 hour concierge. Your immediate viewing is essential. Virtual tours may be seen at [winkworth.co.uk](http://winkworth.co.uk)

Noble House is part of the sought after Kidbrooke Village development - a new and vibrant London community which offers an outstanding choice of quality, sustainable new homes. As well as new homes, it will offer new parks, shops, bars, restaurants, schools, sports, healthcare and community facilities. Already established and just a two minute walk is a Sainsbury's local, pharmacy, convenience store and coffee shop. Sutcliffe Park with beautifully landscaped gardens and ponds is just 100 yards away. Transport links to central London are excellent with travel to London Bridge in just 15 minutes from nearby Kidbrooke station. Direct trains to Victoria, Charing Cross, Waterloo East and Cannon Street also run from here. Blackheath Village, with its array of boutiques, daily conveniences, bars and restaurants, is also close by.

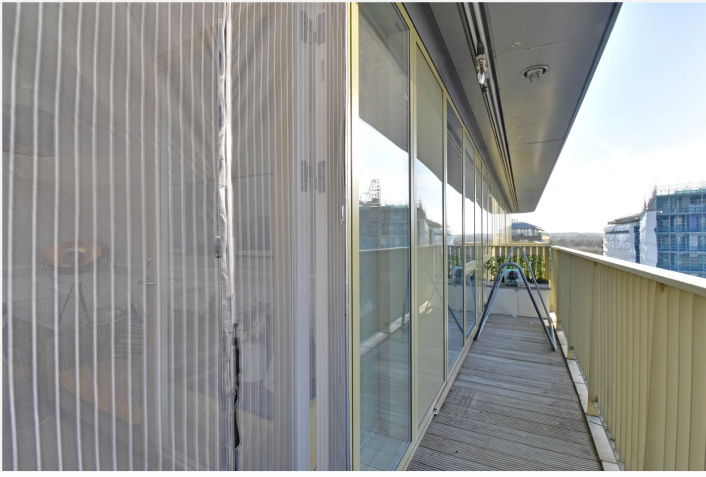
Service charge & ground rent- £452.84 per month - lease remaining- 119 years  
For further information please contact the office on 02088520999.

### AT A GLANCE

- two bedrooms
- sixth floor apartment
- 833 sq ft.
- private balcony
- concierge
- prestigious Kidbrooke Village development
- secure underground parking
- excellent condition throughout

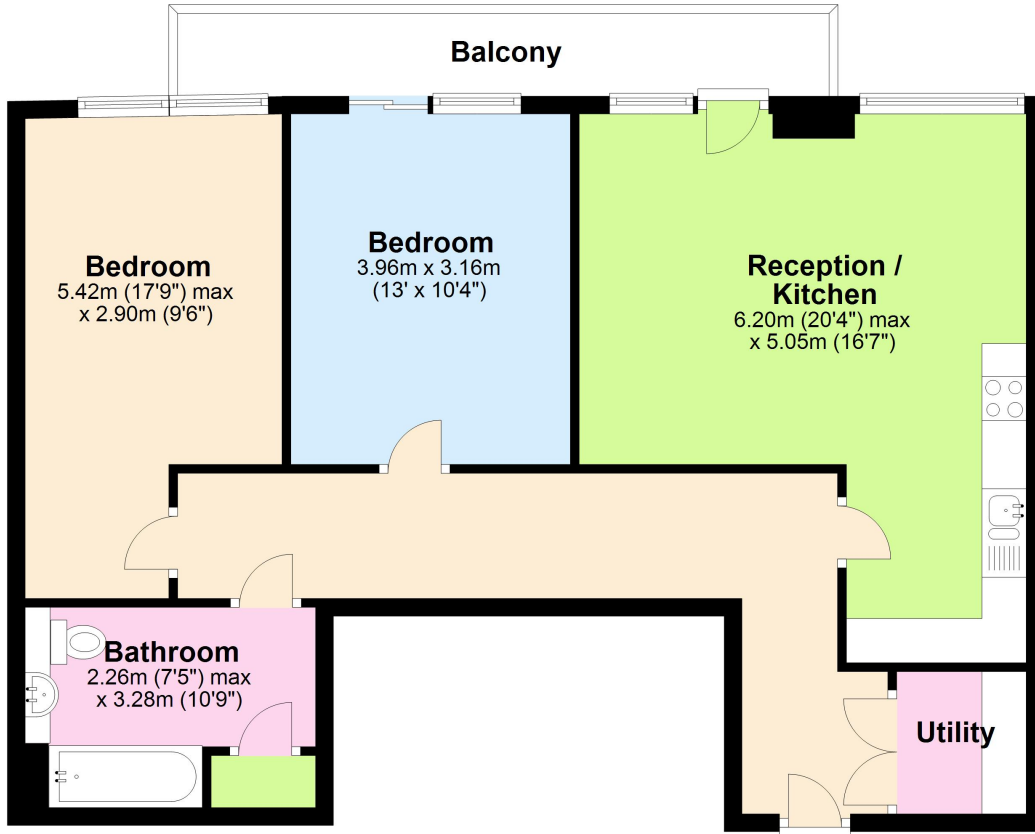






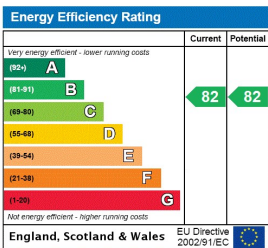
## Sixth Floor

Approx. 77.4 sq. metres (833.0 sq. feet)



Total area: approx. 77.4 sq. metres (833.0 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.



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