

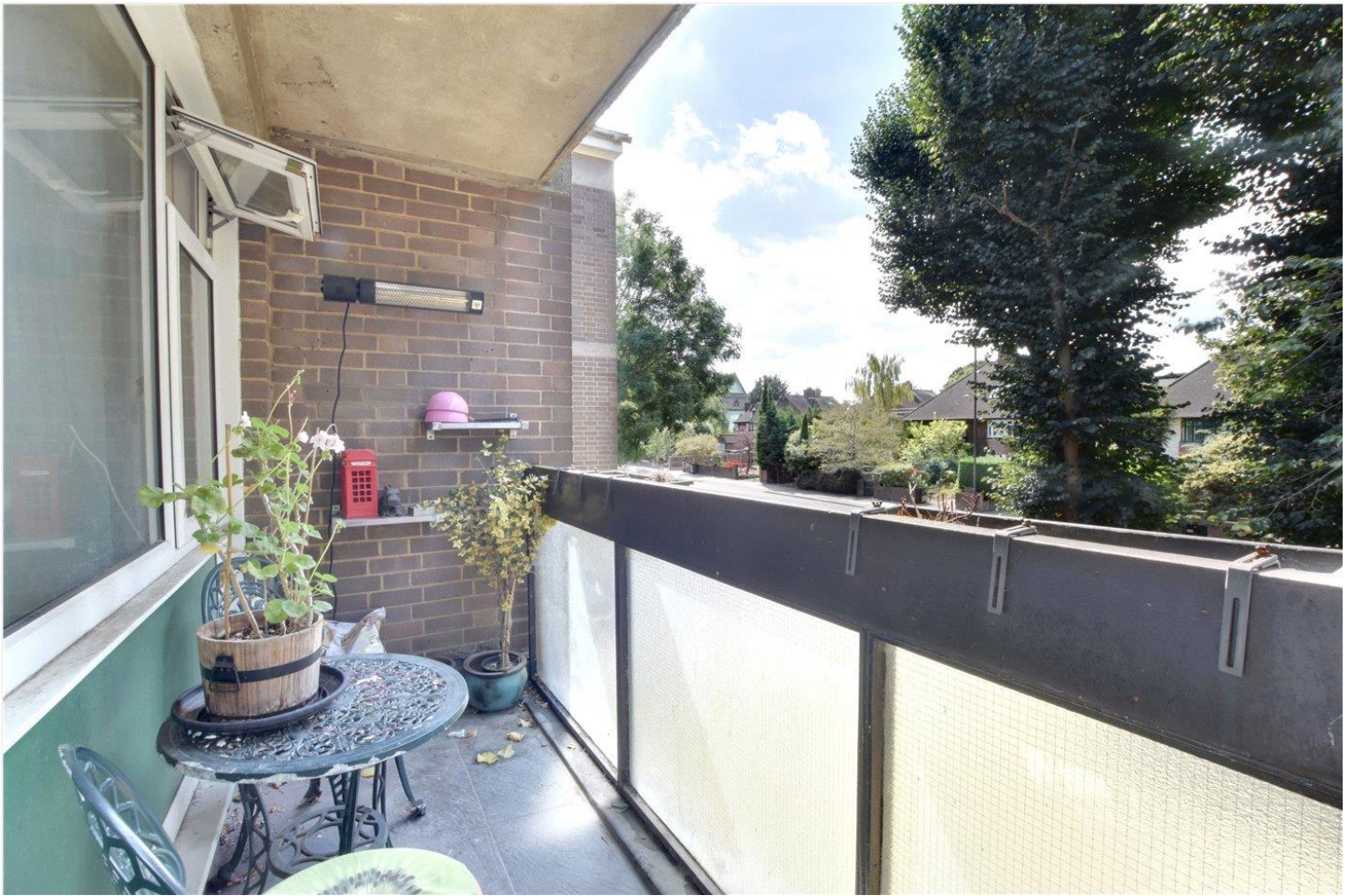


**KIDBROOKE PARK CLOSE, BLACKHEATH, LONDON, SE3 0EF**  
**£350,000 LEASEHOLD**

**THIS LIGHT AND AIRY TWO DOUBLE BEDROOM APARTMENT IS PERFECTLY POSITIONED WITHIN EASY WALKING DISTANCE TO BLACKHEATH VILLAGE AND COMMON, BENEFITTING FROM ITS ARRAY OF BOUTIQUE SHOPS, RESTAURANTS, BARS AND RECREATIONAL FACILITIES.**

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

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### DESCRIPTION:

It is presented in excellent condition with features including wood flooring, double glazed windows and gas fired central heating.

Found on the first floor, the accommodation briefly comprises; a large reception room that leads onto a private balcony and the separate new kitchen/breakfast room are perfect for entertaining. The beautiful kitchen is complete with granite worktops, integrated oven/grill and a dishwasher. There are two good sized and well-proportioned double bedrooms, the larger of which also offers an integrated wardrobe, a very attractive new modern bathroom and large hallway which doubles up as a natural study area. There is also access to a storage unit for those looking to take advantage of cycling into Central London or the surrounding areas of Greenwich and Canary Wharf. This property is a rare find and is an ideal first time buy or buy to let investment and your immediate viewing is highly recommended.

The property is very convenient for transport links with Kidbrooke Station a short walk or bus ride away, there are also buses to Lewisham, Greenwich, North Greenwich (for the Jubilee line), Woolwich (for the DLR) and Bexleyheath. There is a petrol station with Morrisons convenience store a 3 minute walk away and Aldi supermarket is a 15 minute walk away. The nearby Health Centre is also very close by. Other nearby landmarks include Greenwich and North Greenwich, 1.95 miles. Blackheath Common, (0.45 miles), and Greenwich Park, (0.85 miles), are both just a short walk and Blackheath Village with its array of restaurants, bars and boutique shops is only 0.7 miles.

### AT A GLANCE

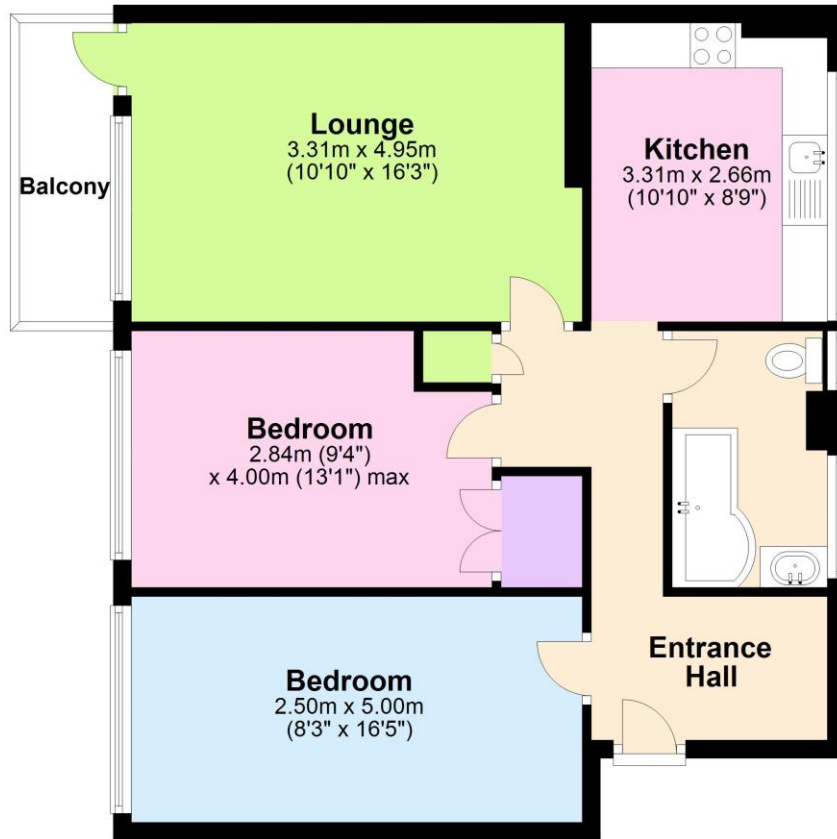
- apartment
- two double bedrooms
- first floor
- bright and airy
- balcony
- modern kitchen
- ample storage
- beautiful bathroom





## First Floor

Approx. 65.9 sq. metres (708.9 sq. feet)



Total area: approx. 65.9 sq. metres (708.9 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	79	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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See things differently

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