



KIDBROOKE PARK ROAD, BLACKHEATH, SE3 0DU
GUIDE PRICE £475,000-£500,000 SHARE OF FREEHOLD

A STUNNING TWO DOUBLE BEDROOM SECOND (TOP) FLOOR APARTMENT FOUND WITHIN A SEMI DETACHED PERIOD HOUSE CLOSE TO THE HEATH, BLACKHEATH VILLAGE AND KIDBROOKE STATION WITH OFF STREET PARKING AND PRIVATE SECTION OF GARDEN.

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DESCRIPTION:

The property is in excellent condition throughout and briefly comprises; a huge (18'4x12'11) reception/dining room with feature fireplace which leads onto the kitchen. Two large double bedrooms, both with built in storage as well as a lovely modern bathroom with separate shower. There is also a rarely available study area and the entirety of the loft space with eaves storage offering potential to extend into (STPP).

Additional benefits include off street parking to the front, a private section of garden, sash windows, gas fire central heating and also having a share of the freehold. This is a beautiful apartment and your immediate viewing is highly recommended. Virtual tours can be seen on the usual websites.

The property is very convenient for transport links with buses stopping for Blackheath Station, 0.7 miles, Greenwich and North Greenwich, 1.9 miles. Blackheath Common, (0.4 miles), and Greenwich Park, (0.8 miles), are both just a short walk and Blackheath Village with its array of restaurants, bars and boutique shops is only 0.6 miles.



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-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	66
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	