



PLOWDEN ROAD, BLACKHEATH, LONDON, SE3 9JG
£565,000 LEASEHOLD

WITH SUPERB VIEWS AND FOUND ON THE 14TH FLOOR OF THIS NEWLY BUILT BLOCK, IS THIS SPACIOUS TWO DOUBLE BEDROOM MODERN APARTMENT WITHIN THE PRESTIGIOUS KIDBROOKE VILLAGE WITH UNDERGROUND CAR PARKING AND SOLD CHAIN FREE.

Blackheath | 0208 8520999 | blackheath@winkworth.co.uk

Winkworth



DESCRIPTION:

The property is immaculately presented throughout with floor to ceiling windows in every room and plenty of light.

The accommodation comprises; a large entrance hall with storage and utility cupboards, a large and bright reception room with open plan kitchen and a large private corner terrace. The terrace offers superb views over southeast London as well as views towards Blackheath, Canary Wharf and The City. There is a master bedroom with built in wardrobes, second bedroom and a very attractive modern bathroom. Further benefits are an underground car parking space, 24 hour concierge, communal gardens and gymnasium.

This is an outstanding apartment, and your immediate viewing is essential. Video tour can be seen at Winkworth.co.uk

Quill House is part of the prestigious Kidbrooke Village – an award winning Berkeley Homes development. This is a completely new and vibrant London community offering an outstanding choice of quality, sustainable new homes. As well as new homes, it offers a new park, sports facilities, and a variety of local amenities a stone's throw away including Sainsbury's, Starbucks, Gym, Pharmacy, Doctors, Pub, Dentist, Beauty Salon and Nursery. Transport links to central London are very close via the newly rebuilt Kidbrooke station with regular trains to London Bridge (16 minutes), Waterloo East (22 minutes), Charing Cross (26 minutes), Cannon Street (25 minutes) and Victoria (31 minutes). There's a direct bus to North Greenwich where you can get on the Jubilee line and access to Canary Wharf and the Olympic Park and central London. Blackheath Village with its open green spaces offers an array of boutiques, daily conveniences, bars and restaurants and is only moments away.

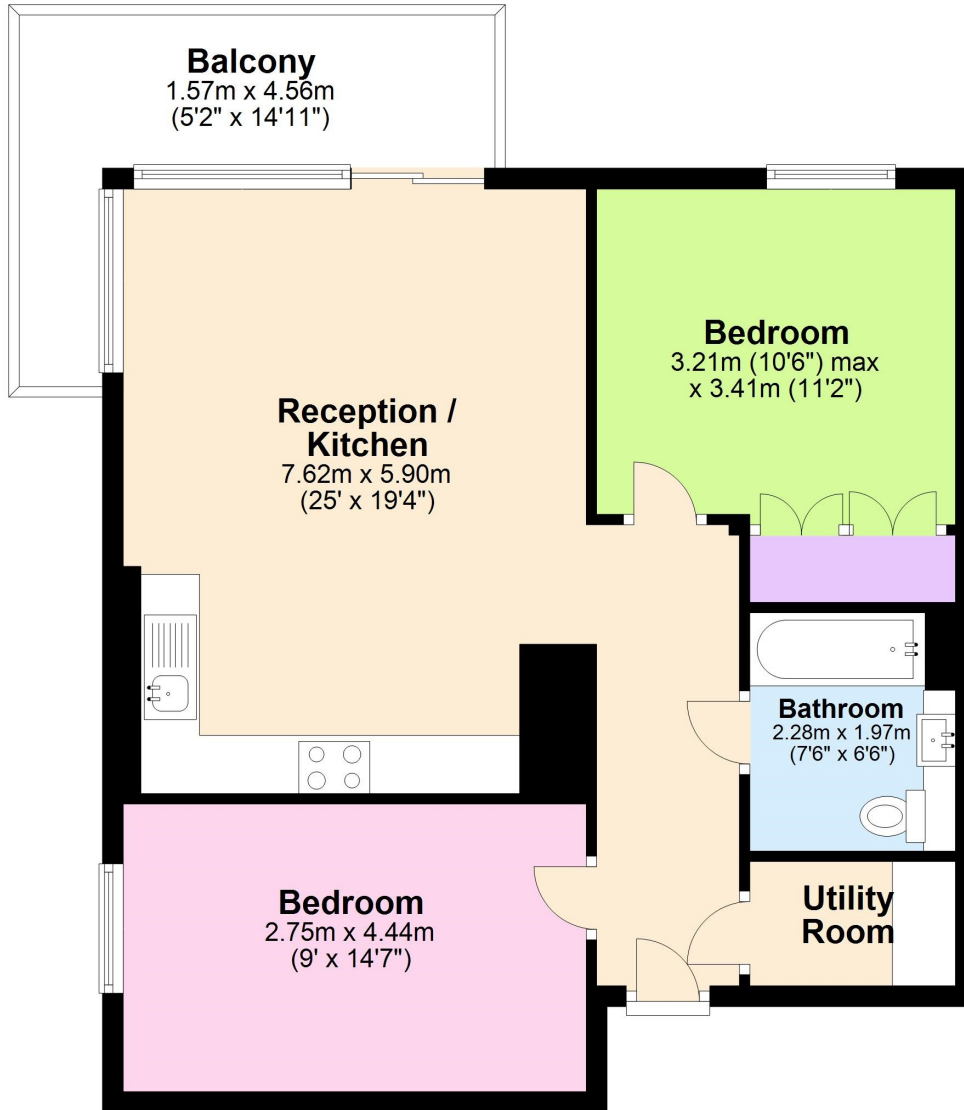
The Ofsted outstanding Wingfield Primary Schools is within ¼ mile. Close by are several highly sought-after Independent Schools including; Blackheath Preparatory School, The Pointer School, Heath House Preparatory School, Blackheath High Junior School, Blackheath High Seniors School, Colfes (1.1 miles) and Eltham College (2.2miles).





Fourteenth Floor

Approx. 64.2 sq. metres (690.6 sq. feet)



Total area: approx. 64.2 sq. metres (690.6 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		82	82
(69-80) C			
(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	

Blackheath | 0208 8520999 | blackheath@winkworth.co.uk



winkworth.co.uk

See things differently

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.