



**CASTERBRIDGE ROAD, BLACKHEATH, LONDON, SE3 9AF**  
**GUIDE PRICE £275,000-£300,000 LEASEHOLD**

**LOCATED WITHIN THE SOUGHT AFTER CATOR  
ESTATE AND CLOSE TO BOTH BLACKHEATH VILLAGE  
AND KIDBROOKE STATION, IS THIS SPACIOUS ONE  
BEDROOM FIRST FLOOR APARTMENT**

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

**Winkworth**

*winkworth.co.uk*

See things differently



### DESCRIPTION:

Located within the sought after Cator Estate and close to both Blackheath Village and Kidbrooke Station, is this spacious one bedroom first floor apartment.

The accommodation comprises a large, dual aspect open plan reception/kitchen room with lovely dividing kitchen island bar providing a handy extra seating area. The modern fitted kitchen offers integrated appliances and gas hob. There is also a double bedroom with built in cupboard and fitted wardrobe, a bathroom and storage cupboards in the hallway. Outside there are large communal gardens, with large pond and water feature.

The property is ideal as a first time buy, buy to let investment or a pied-à-terre. Viewing is highly recommended and video tour can be seen at [Winkworth.co.uk](http://Winkworth.co.uk).

Casterbridge Road is well-positioned at the rear of the sought after Cator Estate. The flat is located just 0.53 miles from Blackheath Village with its array of bars, restaurants, boutique shops and mainline station and the soon to be rebuilt Kidbrooke Station is 450 metres away.

### AT A GLANCE

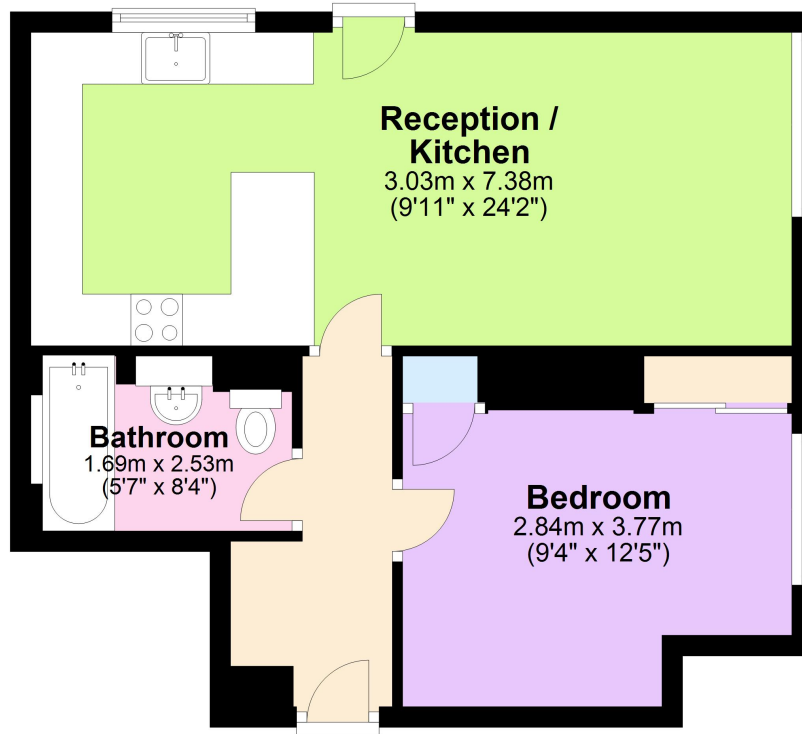
- one bedroom
- first floor
- close to Blackheath & Kidbrooke stations
- 473 sq ft.
- excellent condition throughout
- moments from Blackheath Village
- communal gardens





## First Floor

Approx. 44.0 sq. metres (473.2 sq. feet)



Total area: approx. 44.0 sq. metres (473.2 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
Most energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	71	78
(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**

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.