



ANDERSON ROAD, BLACKHEATH, LONDON, SE3 9GX
£550,000 LEASEHOLD

A VERY RARE AND STYLISH SINGLE STOREY HOME, THAT IS SOMEWHERE BETWEEN AN APARTMENT AND A BUNGALOW, WITH A LARGE PRIVATE TERRACE FOUND WITHIN THIS HUGE POPULAR DEVELOPMENT, WITH CONCIERGE AND GYM AND JUST MOMENTS FROM KIDBROOKE STATION.

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DESCRIPTION:

Located on the raised ground/first floor (with lift service), the accommodation comprises; entrance hall with utility cupboard and a superb 24'2 open plan lounge/diner with an attractive modern kitchen and Juliette balcony to the front. The master bedroom boasts built-in wardrobes and an ensuite bathroom, there is a second double bedroom and second modern shower room. The property has a large private terrace overlooking the communal gardens.

The property is in excellent condition throughout and has a modern, clean and contemporary finish with floor-to-ceiling double glazed windows and wood flooring.

The property also has the benefit of access to an on-site concierge service, gym, and the right to park in the underground car park.

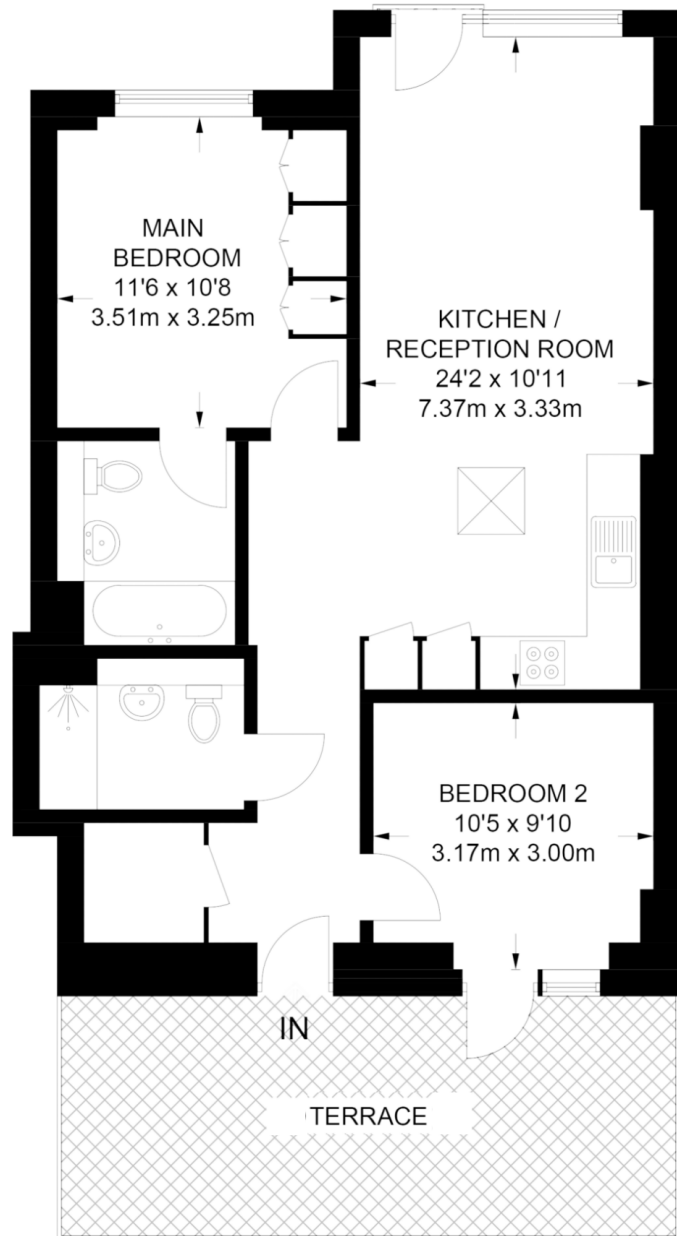
Loder House is part of the prestigious Kidbrooke Village – an award winning Berkeley Homes development. This is a completely new and vibrant London community offering an outstanding choice of quality, sustainable new homes. As well as new homes, it offers a new park, sports facilities, and a variety 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).







APPROXIMATE GROSS INTERNAL AREA
716 SQ FT / 66.5 SQ M

This plan has been drawn for illustrative and identification purposes only.

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		90
(81-91)	B		
(69-80)	C	76	
(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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