



HANDLEY DRIVE, BLACKHEATH, LONDON, SE3 9BW
£800,000 LEASEHOLD

AN IMPRESSIVE THREE DOUBLE BEDROOM, TWO BATHROOM, MODERN TOWNHOUSE WITH OFF STREET PARKING, TWO TERRACES AND A SUPERB 21'4 X 15'2 ROOF GARDEN, SET WITHIN THE PRESTIGIOUS BLACKHEATH QUARTER OF KIDBROOKE VILLAGE.

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





DESCRIPTION:

The accommodation is arranged over three floors, spans 1,214 sq.ft. and comprises to the ground floor; a large 36'2 family/dining room with an open plan modern kitchen with integrated appliances and a larger downstairs cloakroom/laundry/utility room. The first floor provides a 14'0 x 9'11 double bedroom to the front with built in wardrobes, a second 14'0 x 8'0 double bedroom to the rear with a private terrace, and a modern family bathroom. Finally, the top floor boasts a large master suite with large double bedroom, built in wardrobes, ensuite shower room and a terrace with steps leading up to the fantastic private roof garden. This stunning house has been finished to a very high standard and is in excellent decorative order throughout. There is off street parking to the front drive and bike and bin storage.

Situated just 50 yards from the property is a 24 hour concierge, a gym, swimming pool, business centre and cinema room. There are beautifully landscaped gardens and ponds with local shops and Sutcliffe Park nearby.

This is a wonderful home and your immediate viewing is essential. Video tour can be seen at Winkworth.co.uk

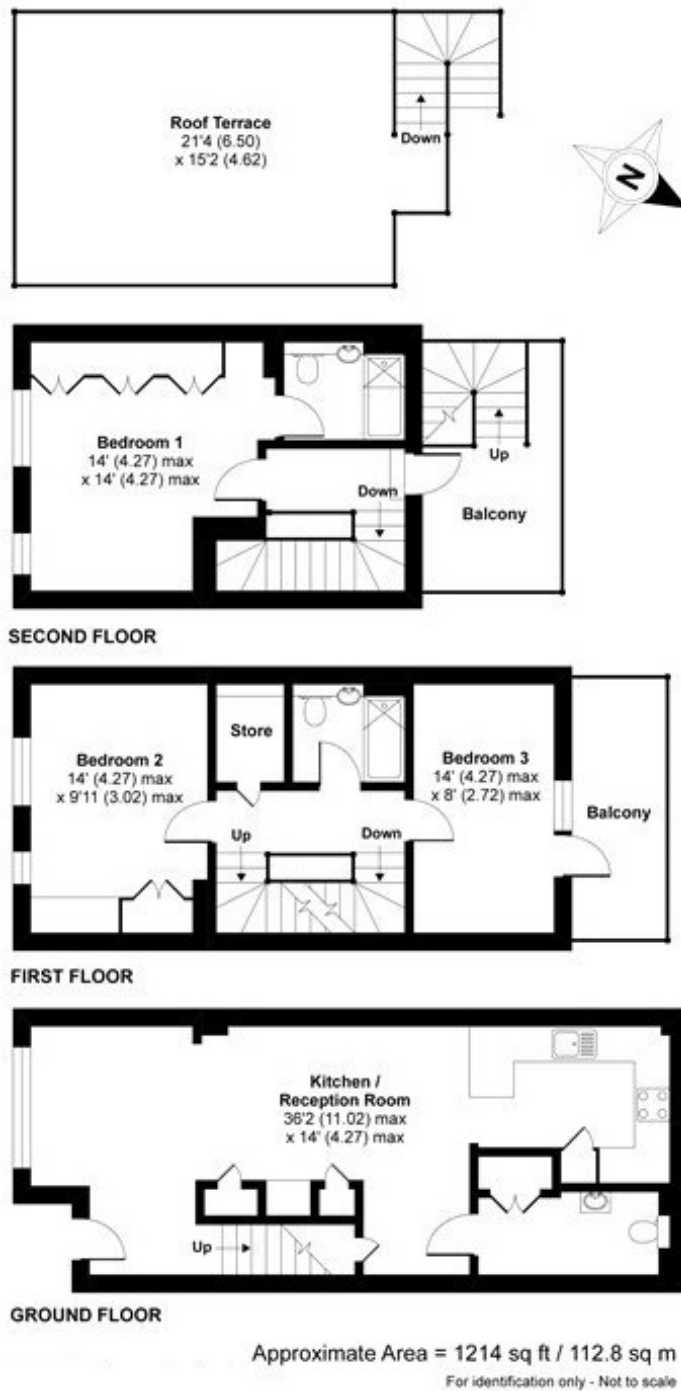
Handley Drive is located in the prestigious Blackheath Quarter of the modern Kidbrooke Village – an award winning Berkeley Homes development. This is a completely new and vibrant London community offering an outstanding choice of quality, sustainable new homes. As well as new homes, it offers a new park, 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). 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 on the doorstep as well as Brooklands Primary 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).







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 |
|---|---|-------------------------|-----------|
| Less energy efficient - lower running costs | | | |
| (92-) | A | | |
| (81-91) | B | | |
| (69-80) | C | 78 | 87 |
| (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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