



**MERLIN COURT, 1 SAUNDBY LANE, BLACKHEATH, LONDON, SE3 9FU
OIRO £350,000 LEASEHOLD**

A FANTASTIC ONE DOUBLE BEDROOM APARTMENT WITH A LARGE PRIVATE TERRACE SITUATED WITHIN THE HIGHLY SOUGHT AFTER BLACKHEATH QUARTER OF KIDBROOKE VILLAGE WITH CONCIERGE, GYM AND SWIMMING POOL. EASY ACCESS TO BLACKHEATH VILLAGE AND KIDBROOKE STATION.

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DESCRIPTION:

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

Found on the second floor (with a lift) the accommodation comprises; a spacious reception room which is open plan to a modern fitted kitchen with integrated appliances. There is a large double bedroom with built in wardrobes and a beautiful modern bathroom. There is also a very large private terrace, a large utility cupboard and secure bike storage located in the underground car park.

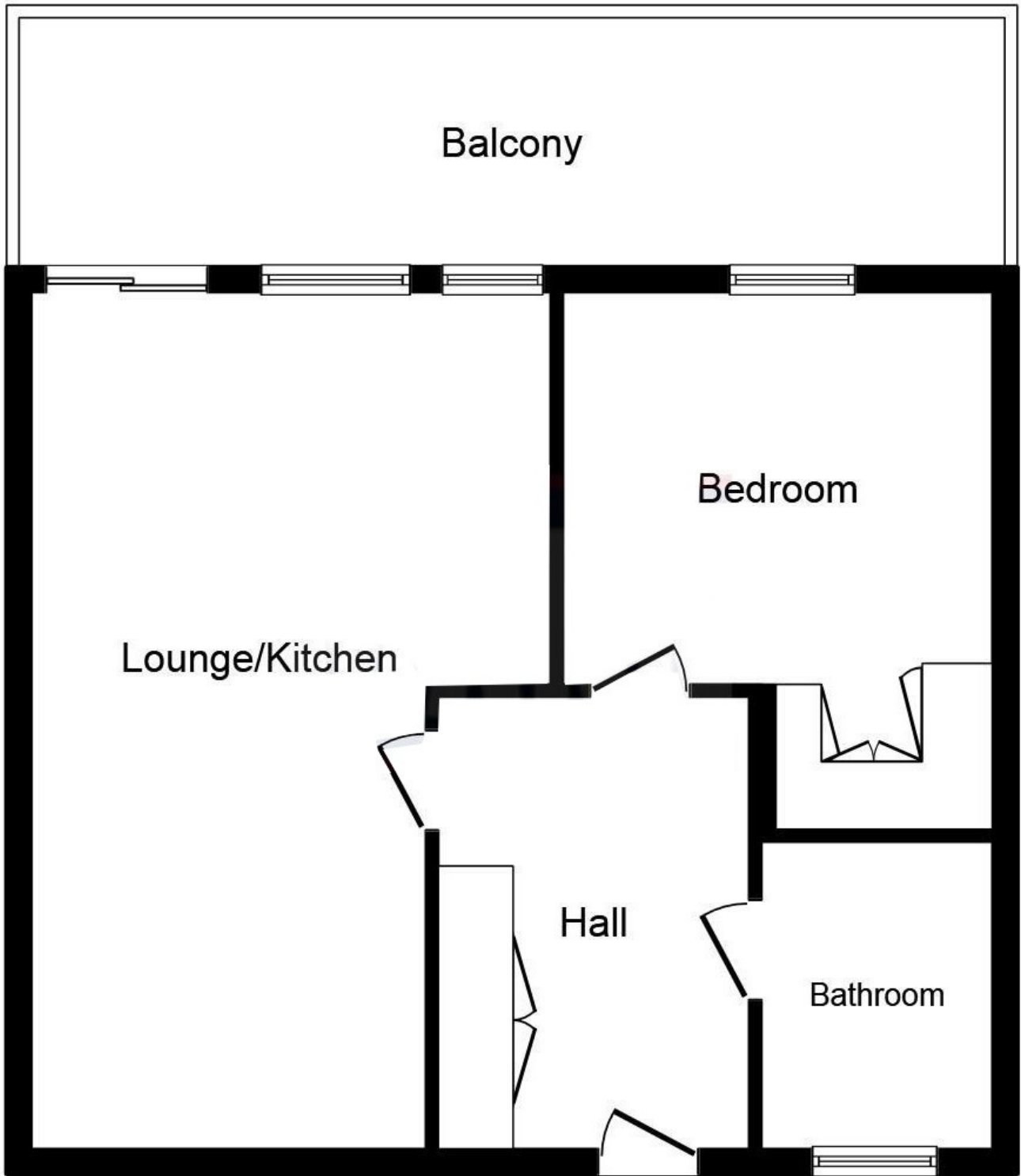
The property also has the benefit of access to an on-site concierge service, gym, swimming pool, cinema room, business centre and dry-cleaning service.

Merlin Court 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 will offer new parks, sports facilities, shops, bars & restaurants, schools, healthcare and community facilities.

Transport links to central London are very close via 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.







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		86	86
(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	

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