



KIDBROOKE PARK ROAD, BLACKHEATH, LONDON, SE3 0EQ
OIRO £375,000 LEASEHOLD

A VERY WELL PRESENTED GOOD SIZED TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT WITH DIRECT ACCESS TO A GARDEN. LOCATED CLOSE TO BLACKHEATH VILLAGE, MAINLINE STATION, THE HEATH AND SOLD CHAIN FREE.

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

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DESCRIPTION:

The accommodation briefly comprises; entrance hall, two spacious and evenly proportioned double bedrooms, an attractive modern bathroom with separate shower and bath and a lounge diner with modern open kitchen to the rear. There is direct access from the lounge to the garden which although is communal the current vendor has enjoyed private use of. There is off street parking to the front The property has been extended and refurbished in recent years and is in very good decorative order throughout.

This is a wonderful apartment and is sold chain free. Your immediate viewing is essential. Video tour can be seen at winkworth.co.uk.

Kidbrooke Park Road is just 0.6 miles from Blackheath Village with its array of boutique shops, farmers market, restaurants, bars and station. The fabulous Royal Greenwich Park is just 0.75 miles with Greenwich town centre beyond. Greenwich maintains a quaint rural village feel and is steeped in history from the old Royal Naval Hospital, the Royal Observatory, the National Maritime Museum, and the spectacularly restored Cutty Sark, the last of the great tea clippers. Greenwich's covered market is one of London's best and attracts people from all over the capital.

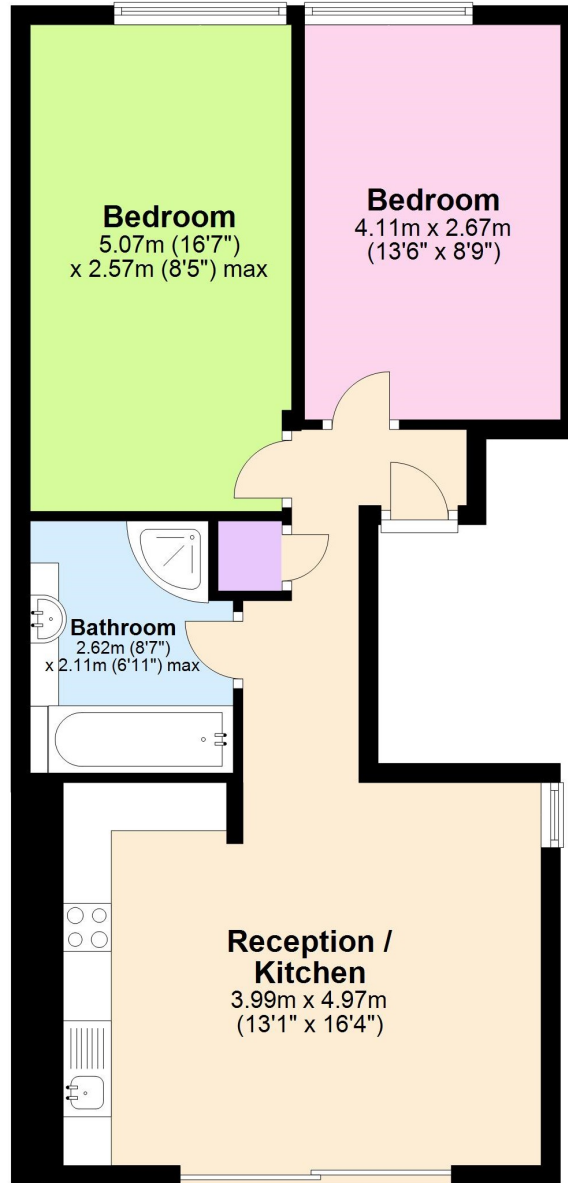
There are many parks and green open spaces to enjoy, including Hornfair Park (with the Charlton Lido, cafe, tennis courts and BMX track within its bounds), Charlton House (gardens, play area and skate park), Oxleas Woods, Shrewsbury Park and nearest of all Blackheath Common.





Ground Floor

Approx. 55.5 sq. metres (597.5 sq. feet)



Total area: approx. 55.5 sq. metres (597.5 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			
(69-80) C		73	75
(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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