

OTTLEY DRIVE, BLACKHEATH, SE3 9GF  
**GUIDE PRICE £550,000 - £565,000 LEASEHOLD**

**A LARGE AND STYLISH THREE BEDROOM, TWO BATHROOM, MODERN APARTMENT, WITH TERRACE AND SUPERB VIEWS SET WITHIN THE PRESTIGIOUS KIDBROOKE VILLAGE DEVELOPMENT.**

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## DESCRIPTION:

Found on the sixth floor (with a lift) the accommodation comprises; a large and airy reception room with large windows, a large balcony and open plan to a very attractive modern kitchen with integrated appliances. There are three large double bedrooms, the master further benefiting from en suite bathroom in addition to the main family shower room, large utility cupboard housing washing machine/tumble dryer and a further storage/coat cupboard.

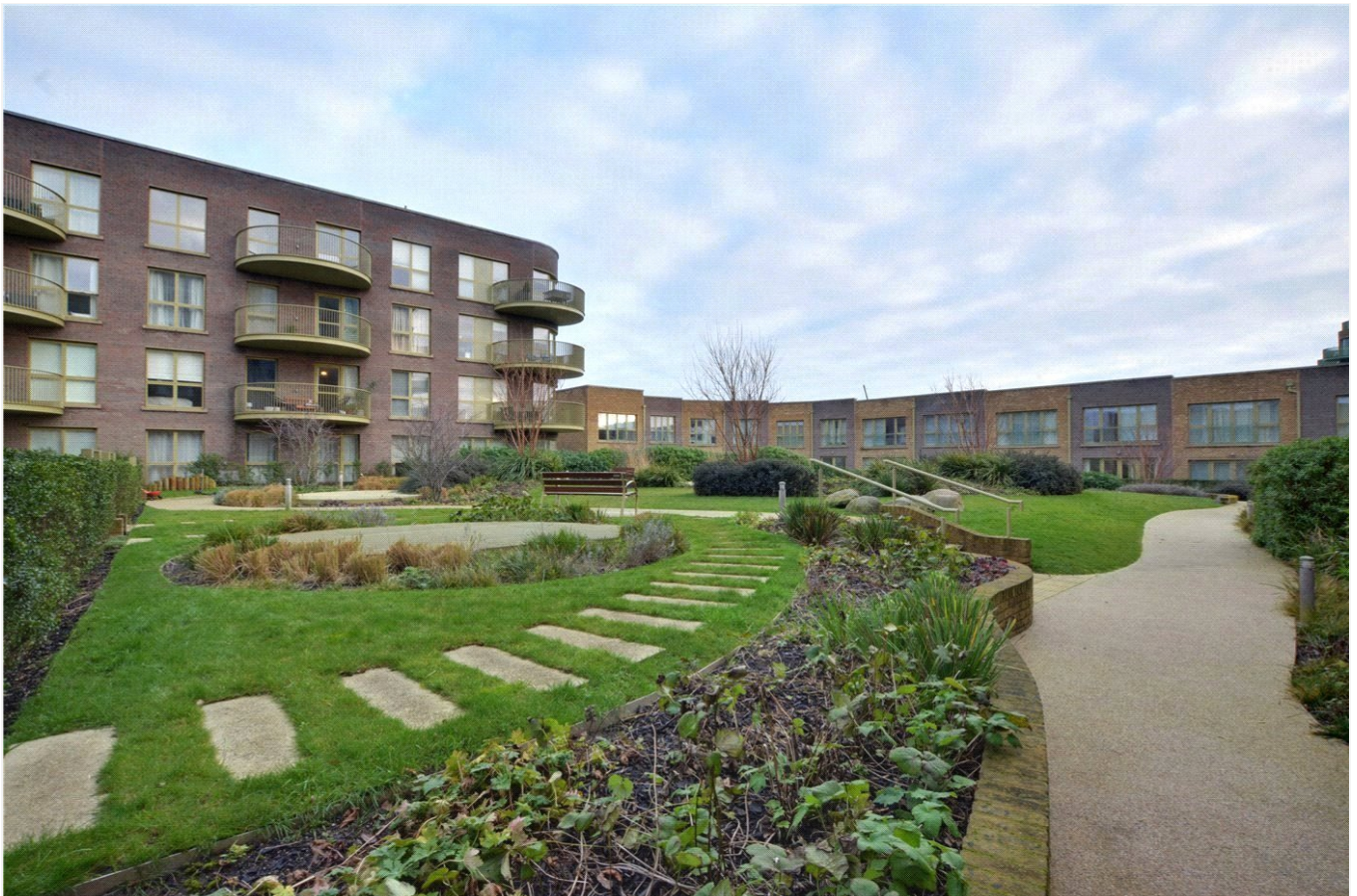
Further benefits are well kept communal gardens and a 24-hour concierge. Your immediate viewing is essential. Virtual tours may be seen at [winkworth.co.uk](http://winkworth.co.uk)

Noble House is part of the sought after Kidbrooke Village development - a new and vibrant London community which offers an outstanding choice of quality, sustainable new homes. As well as new homes, it will offer new parks, shops, bars, restaurants, schools, sports, healthcare and community facilities. Already established and just a two-minute walk is a Sainsbury's local, pharmacy, convenience store and coffee shop. Sutcliffe Park with beautifully landscaped gardens and ponds is just 100 yards away. Transport links to central London are excellent with travel to London Bridge in just 15 minutes from nearby Kidbrooke station. Direct trains to Victoria, Charing Cross, Waterloo East and Cannon Street also run from here. Blackheath Village, with its array of boutiques, daily conveniences, bars and restaurants, is also close by.

## AT A GLANCE

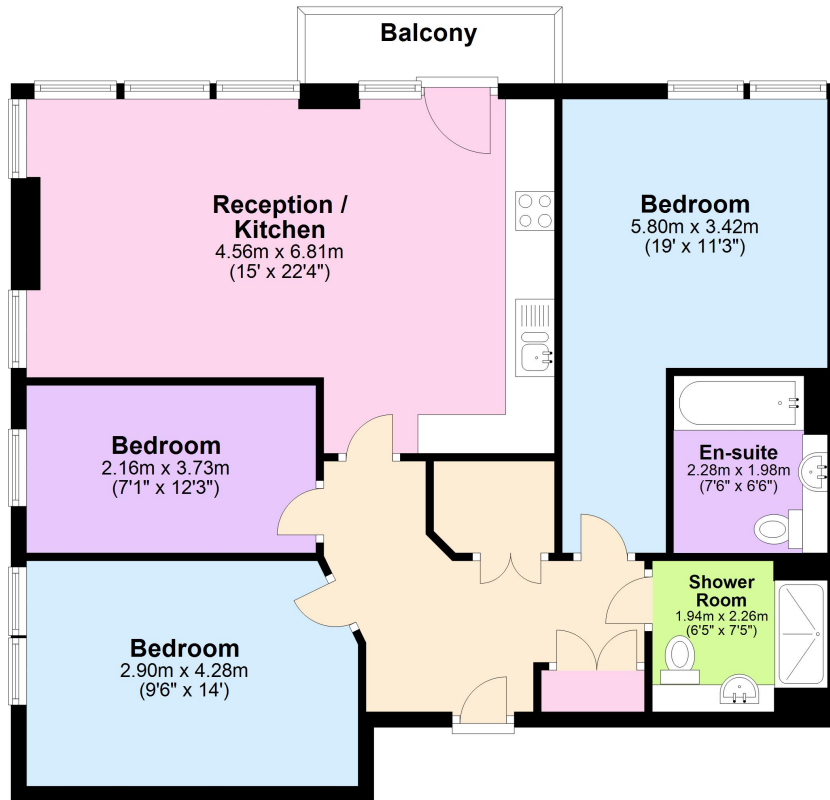
- three bedrooms
- two bathrooms
- sixth floor
- chain free
- 919 sq. ft
- Kidbrooke Village development





## Sixth Floor

Approx. 85.4 sq. metres (919.5 sq. feet)



Total area: approx. 85.4 sq. metres (919.5 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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 82 B    | 82 B      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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