



MALTBY HOUSE, 2 OTTLEY DRIVE, KIDBROOKE VILLAGE, LONDON, SE3 9FJ
GUIDE PRICE £425,000-£450,000 LEASEHOLD

**A BEAUTIFUL AND SPACIOUS TWO DOUBLE
BEDROOM, TWO BATHROOM, MODERN APARTMENT
WITH A PRIVATE PATIO AND SET WITHIN THE
PRESTIGIOUS KIDBROOKE VILLAGE DEVELOPMENT.**

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DESCRIPTION:

Found on the ground floor this two bedroom, two bathroom apartment situated in the stunning Kidbrooke Village development is in excellent condition throughout.

The accommodation comprises; a large and bright modern kitchen with integrated appliances and open plan to the living area, two double bedrooms, one with a ensuite bathroom, a modern family bathroom and a separate storage and utility cupboard. With direct access from the living room is a private patio.

Further benefits are a 24 hour concierge, communal gym, roof top gardens and a allocated parking space.

There is no chain and your immediate viewing is essential.

Maltby 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.

AT A GLANCE

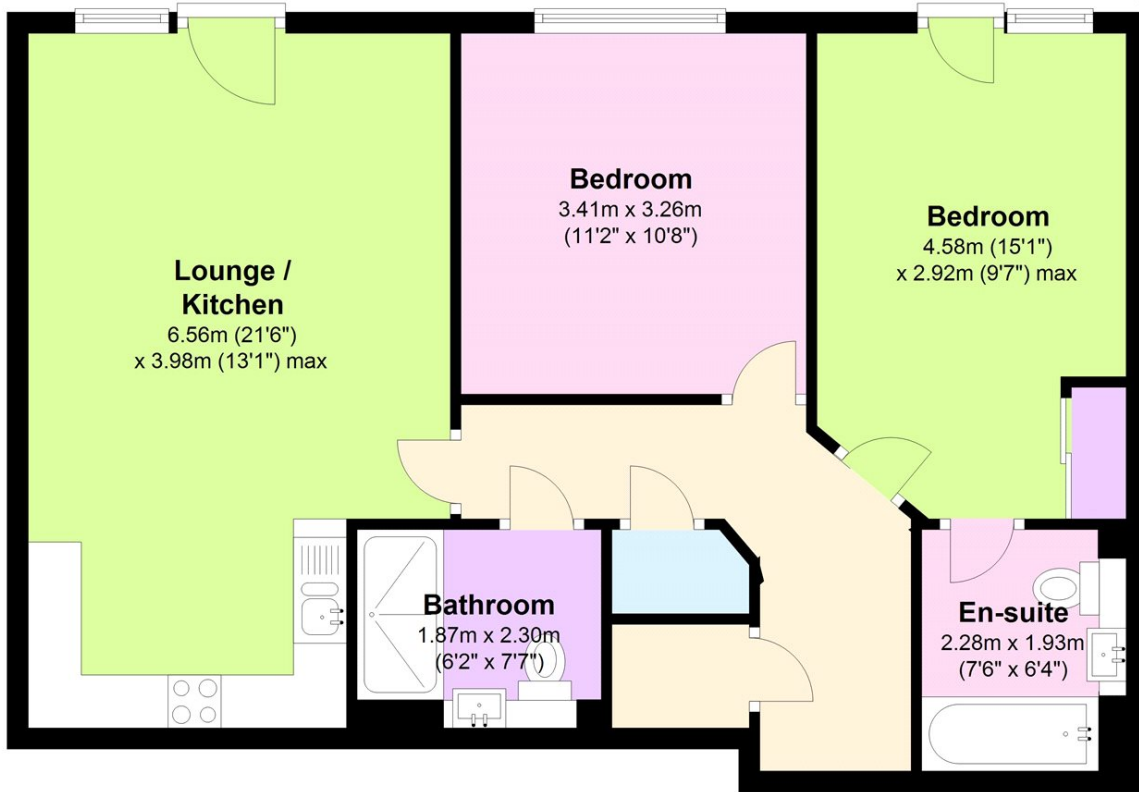
- ground floor
- stylish apartment
- two double bedrooms
- two bathrooms
- modern kitchen and bathroom
- patio
- gated off street parking
- prestigious development
- close to station
- close to Sutcliffe Park





Ground Floor

Approx. 69.1 sq. metres (743.6 sq. feet)



Total area: approx. 69.1 sq. metres (743.6 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		84	84
(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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