



Tudway Road, Blackheath, London, SE3

£399,995 *Leasehold*

A spacious and beautifully presented two bedroom, two bathroom ground floor apartment with a rare private garden, ideally positioned within the highly desirable Kidbrooke Village development.



KEY FEATURES

- two bedrooms
- two bathrooms
- ground floor
- chain free
- garden
- concierge
- gym



Blackheath

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Offered to the market chain free and extending to approximately 787 sq. ft, the property is presented in excellent condition throughout and offers well-balanced accommodation perfectly suited to modern living. At the heart of the home is an impressive 20'7 x 17'2 open-plan reception room and kitchen, creating a bright and versatile living space ideal for both everyday living and entertaining.

The apartment further benefits from two well proportioned double bedrooms, including a generous principal bedroom, alongside two contemporary bathrooms, providing flexibility for professionals, downsizers, guests or sharers alike.

A particular highlight of the property is its private front garden area, a highly desirable feature and a genuine rarity for apartment living, offering valuable outdoor space to relax, entertain and enjoy throughout the year.

Residents of this popular development also benefit from access to a concierge service and on-site gym facilities.

Tudway Road is part of the sought after Kidbrooke Village development. A 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). There's a direct bus to North Greenwich where you can get on the Jubilee line and access to Canary



MATERIAL INFORMATION

Tenure: Leasehold
Term: 984 year and 0 months
Service Charge: £2331.76 per annum
Ground Rent: £ 619.91 Annually (subject to increase)
Council Tax Band: C
EPC rating: C
Is the property listed: Property is not listed

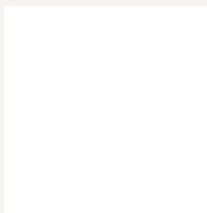
Utilities:
Electricity supply: Mains Supply
Sewerage supply: Mains Supply
Water supply: Mains Supply
Mobile signal: Yes

Rights & Easements:
Does the property have any easements: Property does not have easements
Does the property have public rights of way: Property does not have public rights of way across the property
Does the property have restrictions: Property does not have restrictions

Flooding:
Has the property flooded in the last 5 years: Property has not flooded in the last five years
Last flood date:
Does the property have flood defences: Property does not have flood defences
Is object modified: False

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below



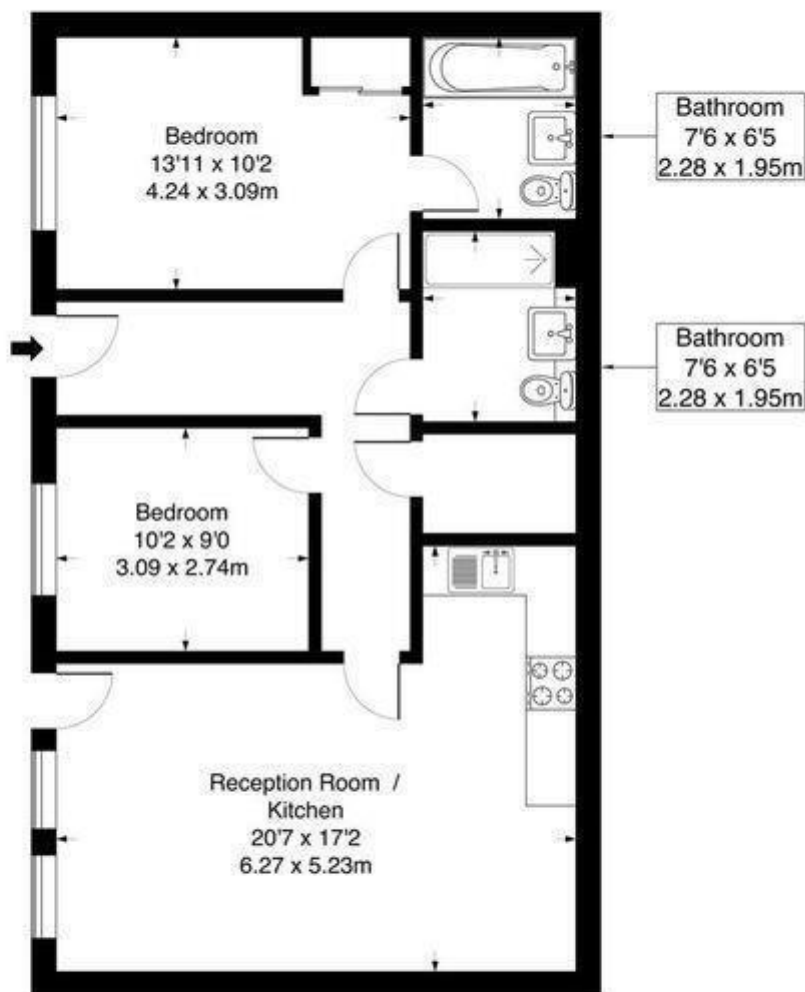
<https://www.winkworth.co.uk/sale/property/BLA260282>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



Tudway Road, SE3 9FR

Approximate Gross Internal Area
787 sq ft / 73.11 sq m



Ground Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquires and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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