



Anderson Road, Blackheath, London, SE3

Guide price of £600,000 - £650,000 *Leasehold*



An outstanding two bedroom, two bathroom penthouse duplex apartment spanning over 1,100 sq. ft which combines contemporary living with far reaching views.

KEY FEATURES

- duplex penthouse apartment
- excellent condition throughout
- 16th & 17th floor
- 1,104 sq. ft
- chain free
- two right to park spaces
- concierge



Blackheath

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AI Staged image

Beautifully presented throughout and flooded with natural light, the property is arranged over the sixteenth and seventeenth floors, creating a wonderful sense of space and privacy. The lower level is dedicated to entertaining, featuring an impressive 31ft open plan reception room and kitchen with direct access to a private balcony, providing the perfect setting for both everyday living and hosting guests.

The upper floor comprises two generous double bedrooms, including a principal bedroom with en suite bathroom, together with a modern shower room and useful utility/storage space. Finished to an excellent standard throughout, the apartment is ready for immediate occupation.

Further benefits include two allocated right-to-park spaces, secure entry, lift access and the significant advantage of being offered to the market chain free.

Loder House is part of the prestigious 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 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 Wharf and the Olympic Park and central London. Blackheath Village with its open green spaces offers an array of boutiques, daily conveniences, bars and restaurants and is only moments away.



AI staged image



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MATERIAL INFORMATION

Tenure: Leasehold
Term: 994 year
Service Charge: £5622.12 per annum
Ground Rent: £525 Annually (subject to increase)
Right to Park Service fee: £500 pa
Council Tax Band: E
EPC rating: B
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: n/a
Does the property have flood defences: Property does not have flood defences

The Ofsted outstanding Wingfield Primary Schools is within ¼ mile. Close by are several highly sought-after Independent Schools including; Blackheath Preparatory School, The Pointer School, Heath House Preparatory School, Blackheath High Junior School, Blackheath High Seniors School, Colfes (1.1 miles) and Eltham College (2.2miles).

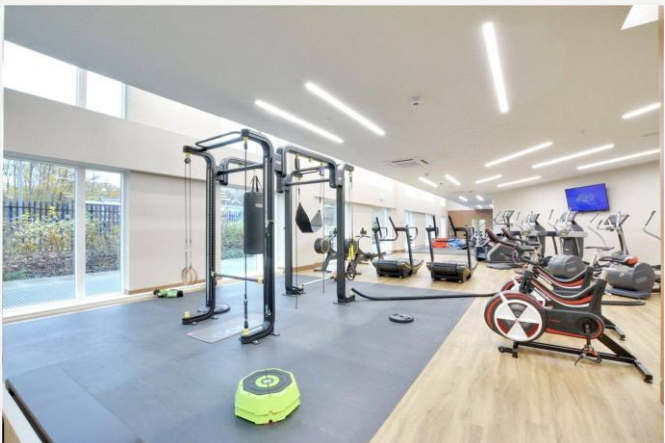
Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



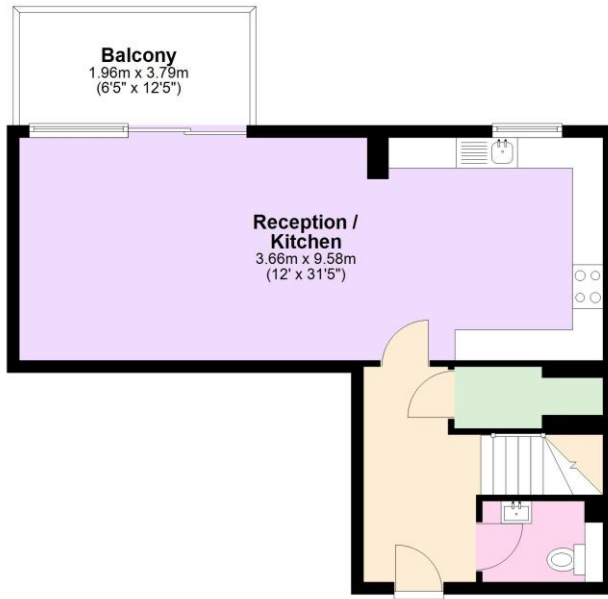
<https://www.winkworth.co.uk/sale/property/BLA260341>

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.



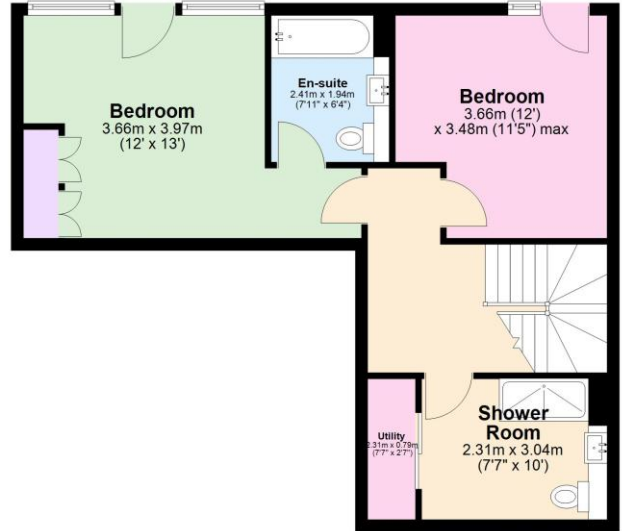
Sixteenth Floor

Approx. 49.4 sq. metres (531.5 sq. feet)
(excluding Balcony)



Seventeenth Floor

Approx. 53.2 sq. metres (572.9 sq. feet)



Total area: approx. 102.6 sq. metres (1104.4 sq. feet)