



CAMPBELL COURT, 35 MEADOWSIDE, ELTHAM, LONDON, SE9 6BU
GUIDE PRICE £475,000 - £500,000 LEASEHOLD

**A STUNNING AND VERY LARGE TWO DOUBLE BEDROOM,
 FOURTH (TOP) FLOOR FLAT WITH ALLOCATED PARKING
 SPACE SET WITHIN THE PRESTIGIOUS KIDBROOKE VILLAGE
 DEVELOPMENT.**

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DESCRIPTION:

Found on the fourth (top) floor the accommodation comprises; a large and bright reception room with a large terrace, a very attractive modern kitchen with integrated appliances and granite worktops. There are two well-proportioned double bedrooms, one with ensuite bathroom, a beautiful modern shower room, a separate utility cupboard and a further storage cupboard.

Further benefits are well kept raised podium landscaped communal gardens, a gym, 24 hour concierge and a sought after private parking space in the underground car park.

Your immediate viewing is essential. Virtual tours may be seen at winkworth.co.uk

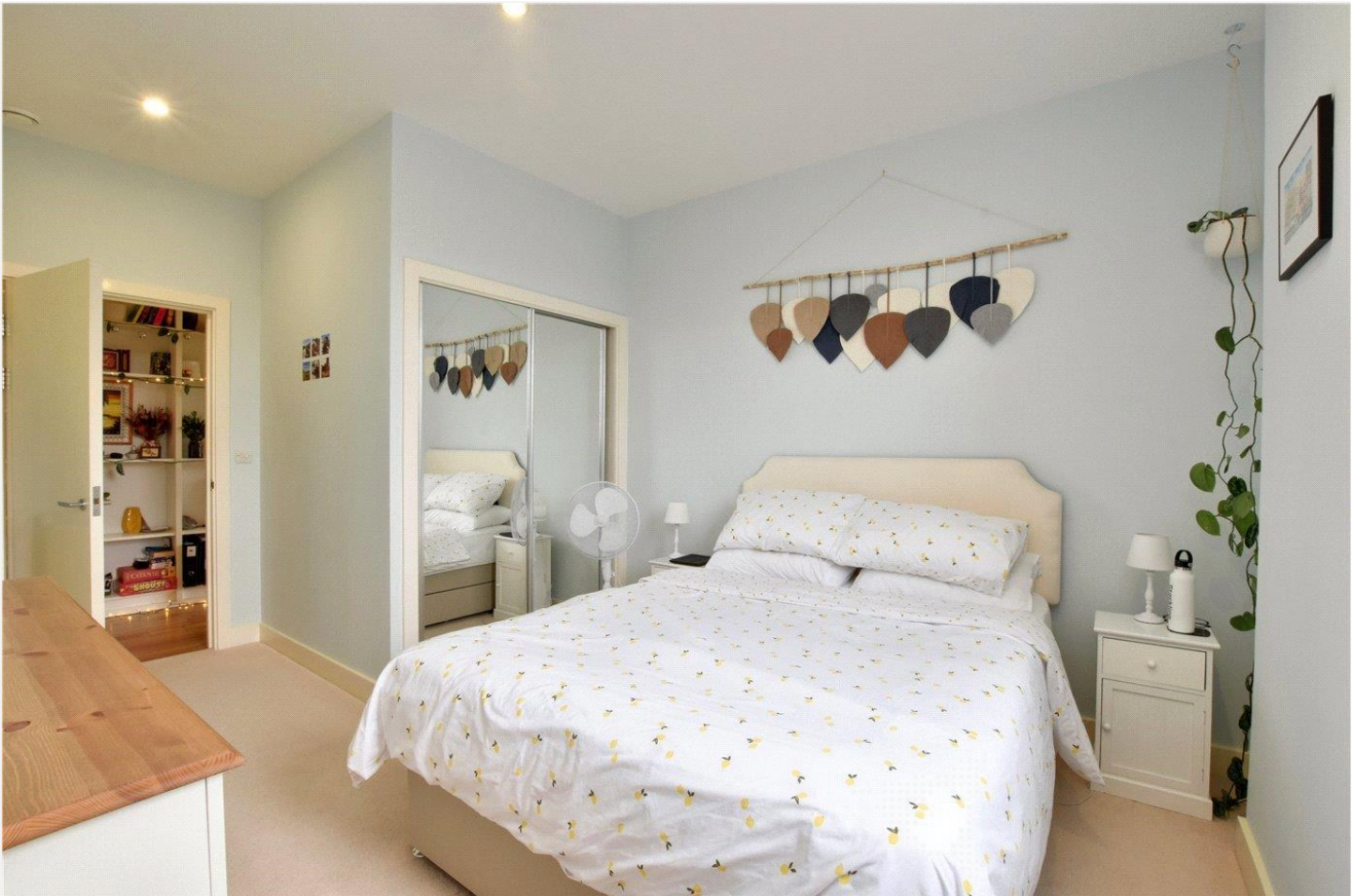
Campbell Court is part of the sought after Kidbrooke Village development - a new and vibrant London community which offers an outstanding choice of quality, sustainable new homes. As well as high end apartments and houses, it will offer new parks, shops, bars, restaurants, schools, sports, healthcare and community facilities. Peglar Square offers a Sainsbury's local, restaurants, pharmacy, convenience store and coffee shop.

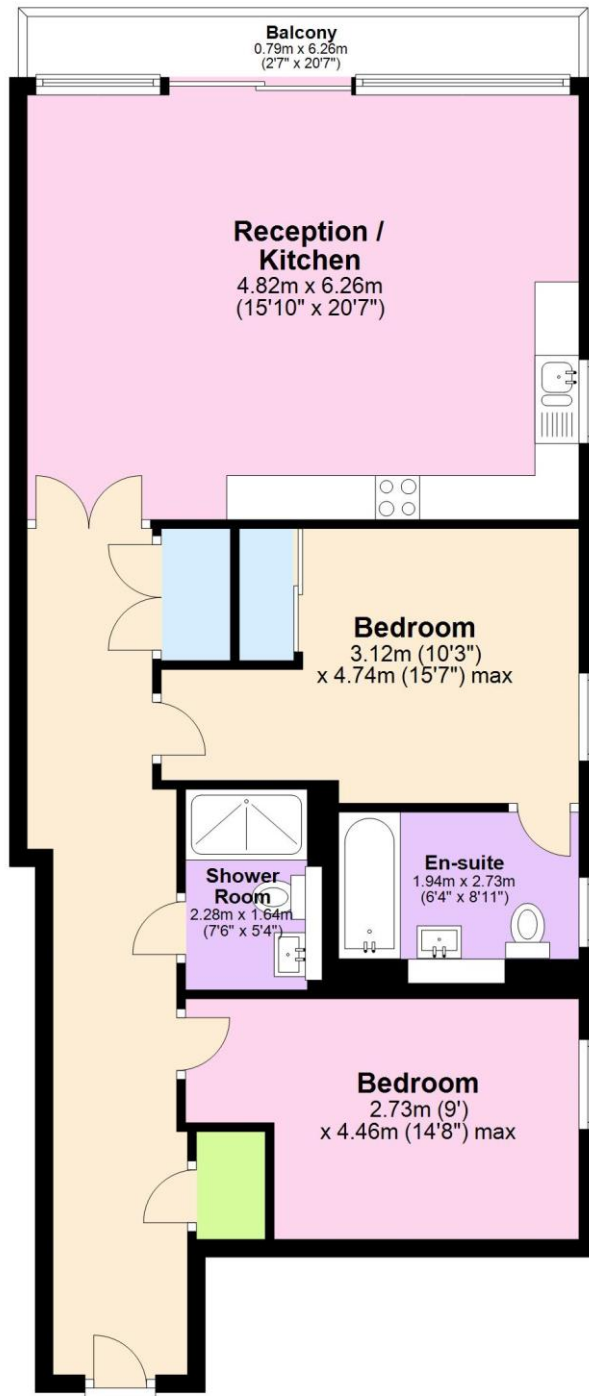
Transport links to central London are excellent with travel to London Bridge in just 15 minutes from nearby rebuilt Kidbrooke station. Direct trains to Victoria, Charing Cross, Waterloo East and Cannon Street also run from here. Blackheath Village. with its array of boutiques. daily conveniences. bars

AT A GLANCE

- two bedrooms
- two bathrooms
- fourth floor
- incredible views
- large balcony
- 887 sq. ft
- off street parking
- prestigious Kidbrooke Village development







Total area: approx. 82.4 sq. metres (887.4 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	81	81
(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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See things differently

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