



HANDLEY DRIVE, BLACKHEATH, LONDON, SE3 9BU
GUIDE PRICE £900,000-£935,000 FREEHOLD

AN IMPRESSIVE AND VERSATILE FOUR/FIVE BEDROOM, THREE BATHROOM, MODERN TOWNHOUSE WITH OFF STREET PARKING AND A RARE 30FT WEST FACING GARDEN SET WITHIN THE PRESTIGIOUS BLACKHEATH QUARTER OF KIDBROOKE VILLAGE.

Blackheath | 0208 8520999 | blackheath@winkworth.co.uk

Winkworth

winkworth.co.uk

See things differently



DESCRIPTION:

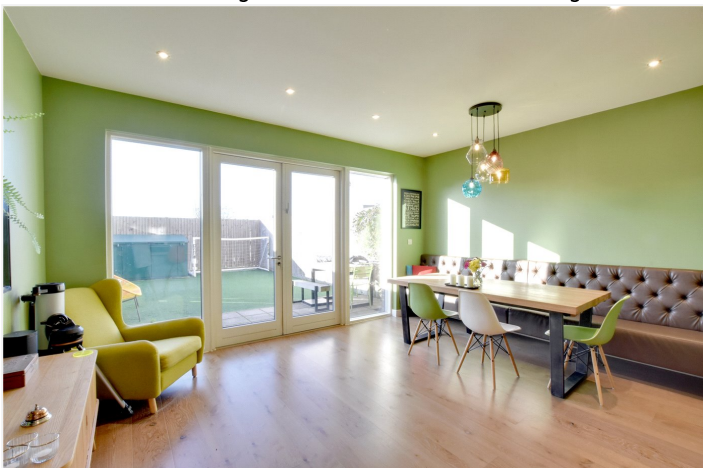
The accommodation is arranged over three floors, spans 1,482 sq.ft. and comprises to the ground floor; a large 25'8 family/dining room with an open plan modern kitchen with integrated appliances and breakfast bar, a downstairs cloakroom, laundry/utility cupboard and a coat cupboard. The first floor provides a 15'1 x 11'9 living room (could also serve as a fifth bedroom) and large double bedroom with extensive built in wardrobes and a luxury ensuite bathroom. Finally, there are three bedrooms on the top floor including a large double with ensuite shower room and a modern family bathroom. This stunning house has been finished to a very high standard and is in excellent decorative order throughout. To the rear is a 30ft west facing garden with terrace and artificial lawn with off street parking to the front drive and bin storage. Situated just 50 yards from the property is a 24 hour concierge, a gym, swimming pool, business centre and cinema room. There are beautifully landscaped gardens and ponds with local shops and Sutcliffe Park nearby.

There is a wonderful home and your immediate viewing is essential. Video tour can be seen at Winkworth.co.uk

Handley Drive is located in the prestigious Blackheath Quarter of the modern 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). Blackheath Village with its open green spaces offers an array of boutiques, daily conveniences, bars and restaurants and is only moments away.

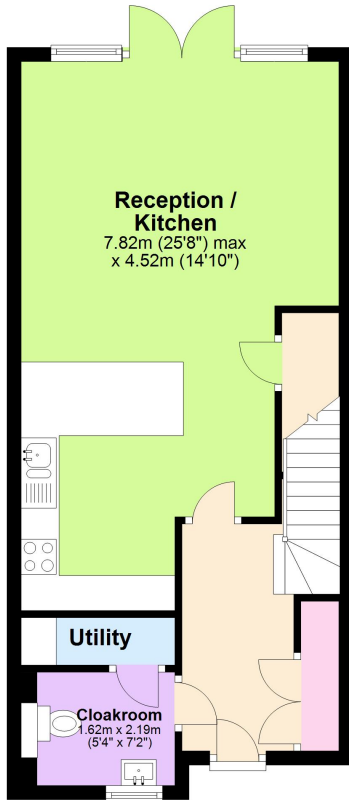
The Ofsted outstanding Wingfield Primary Schools is on the doorstep as well as Brooklands Primary within ¼ mile. Close by are several highly sought-after Independent Schools including; Blackheath Preparatory School, The Pointer School, Heath House Preparatory School, Blackheath High Junior School, Blackheath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





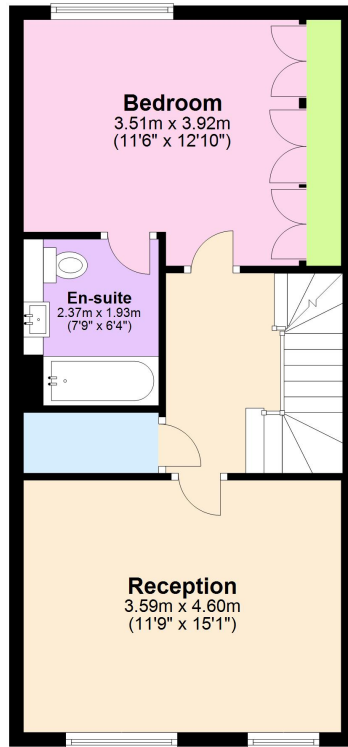
Ground Floor

Approx. 45.5 sq. metres (489.4 sq. feet)



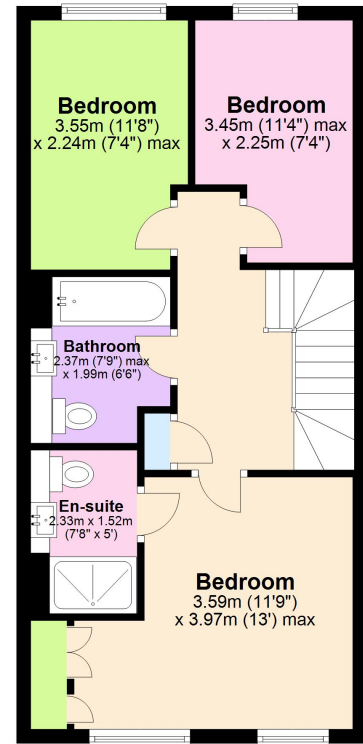
First Floor

Approx. 46.2 sq. metres (496.8 sq. feet)



Second Floor

Approx. 46.1 sq. metres (495.9 sq. feet)



Total area: approx. 137.7 sq. metres (1482.1 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)	A	91	92
(81-91)	B		
(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	

Blackheath | 0208 8520999 | blackheath@winkworth.co.uk



winkworth.co.uk

See things differently

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.