



TIZZARD GROVE, KIDBROOKE VILLAGE, LONDON, SE3 9DH
£550,000 LEASEHOLD

A RARELY AVAILABLE AND VERY IMPRESSIVE TWO DOUBLE BEDROOM, TWO BATHROOM, DUPLEX APARTMENT SPANNING OVER 1,000 SQ.FT WITH A LARGE PRIVATE TERRACE AND BALCONY SET WITHIN THE HIGHLY SOUGHT AFTER KIDBROOKE VILLAGE DEVELOPMENT. SOLD CHAIN FREE.

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DESCRIPTION:

Arranged over the ground and first floor and with a private entrance, the property is in excellent decorative order with double glazed windows, wood flooring and under floor heating.

The accommodation briefly comprises; a large entrance hall with storage and utility cupboards, a large open plan lounge diner with an attractive modern kitchen with integrated appliances and a downstairs WC with large storage cupboard. With feature stair lighting going up to the first floor you find a very large landing would works great as a natural study area. There is a good size master bedroom with built in wardrobes, private balcony and modern ensuite bathroom, a second double bedroom and modern shower room. To the front is large private courtyard. The property also has the benefit of a right to park in the secure underground car park and access to an on-site concierge service, gym, swimming pool, cinema and a business centre.

This is a wonderful apartment and is sold chain free. Your immediate viewing is essential.

Tizzard Grove 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 will offer new parks, sports facilities, shops, bars & restaurants, schools, healthcare and community facilities. Transport links to central London are very close via 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..

AT A GLANCE

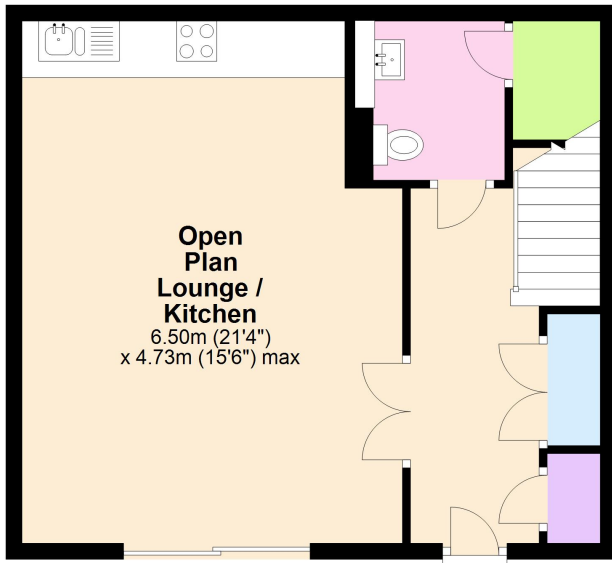
- rare duplex apartment
- two double bedrooms
- two bathrooms
- private entrance
- large private terrace
- ground and first floor
- underground parking
- concierge
- swimming pool
- very close to station
- chain free





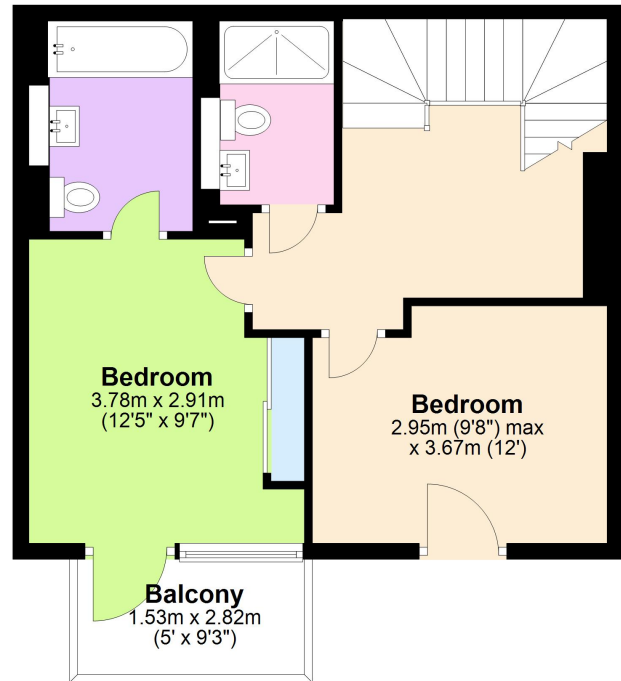
Ground Floor

Approx. 46.7 sq. metres (502.6 sq. feet)



First Floor

Approx. 46.4 sq. metres (499.1 sq. feet)



Total area: approx. 93.1 sq. metres (1001.7 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	82 82
(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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