



Plowden Road, Blackheath, London, SE3

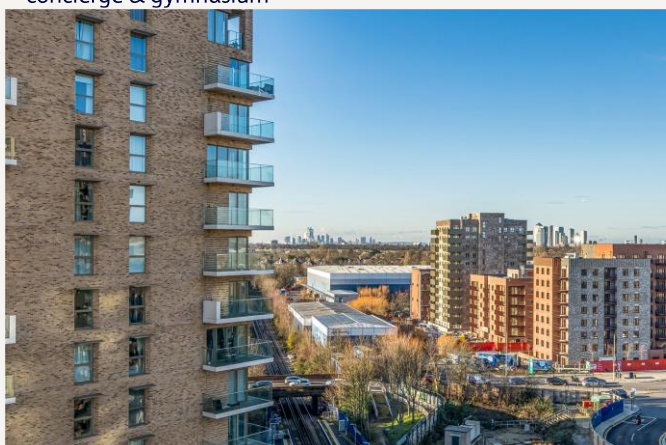
Guide Price £500,000-£535,000 *Leasehold*

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With superb views and found on the 10th floor of this newly built block, is this spacious two double bedroom modern apartment within the prestigious Kidbrooke Village.

KEY FEATURES

- 10th floor
- modern apartment
- two double bedroom
- modern bathroom
- corner balcony and amazing views
- Kidbrooke Village
- concierge & gymnasium



Blackheath

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The property is immaculately presented throughout with floor to ceiling windows in every room and plenty of light.

The accommodation comprises; a large entrance hall with storage and utility cupboards, a large and bright reception room with open plan kitchen and a large private corner terrace. The terrace offers superb views over southeast London as well as views towards Blackheath, Canary Wharf and The City. There is a master bedroom with built in wardrobes, second bedroom and a very attractive modern bathroom. Further benefits are a 24 hour concierge, communal gardens and gymnasium.

This is an outstanding apartment, and your immediate viewing is essential. Video tour can be seen at Winkworth.co.uk

Quill 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.

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).



MATERIAL INFORMATION

Tenure: Leasehold
Term: 994 remaining
Service Charge: £3,752.98
Ground Rent: £peppercorn
Council Tax Band: D
EPC rating: B
Is the property listed: Property is not listed

Utilities:
Electricity supply: Mains
Sewerage supply: Mains
Water supply: Mains

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 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



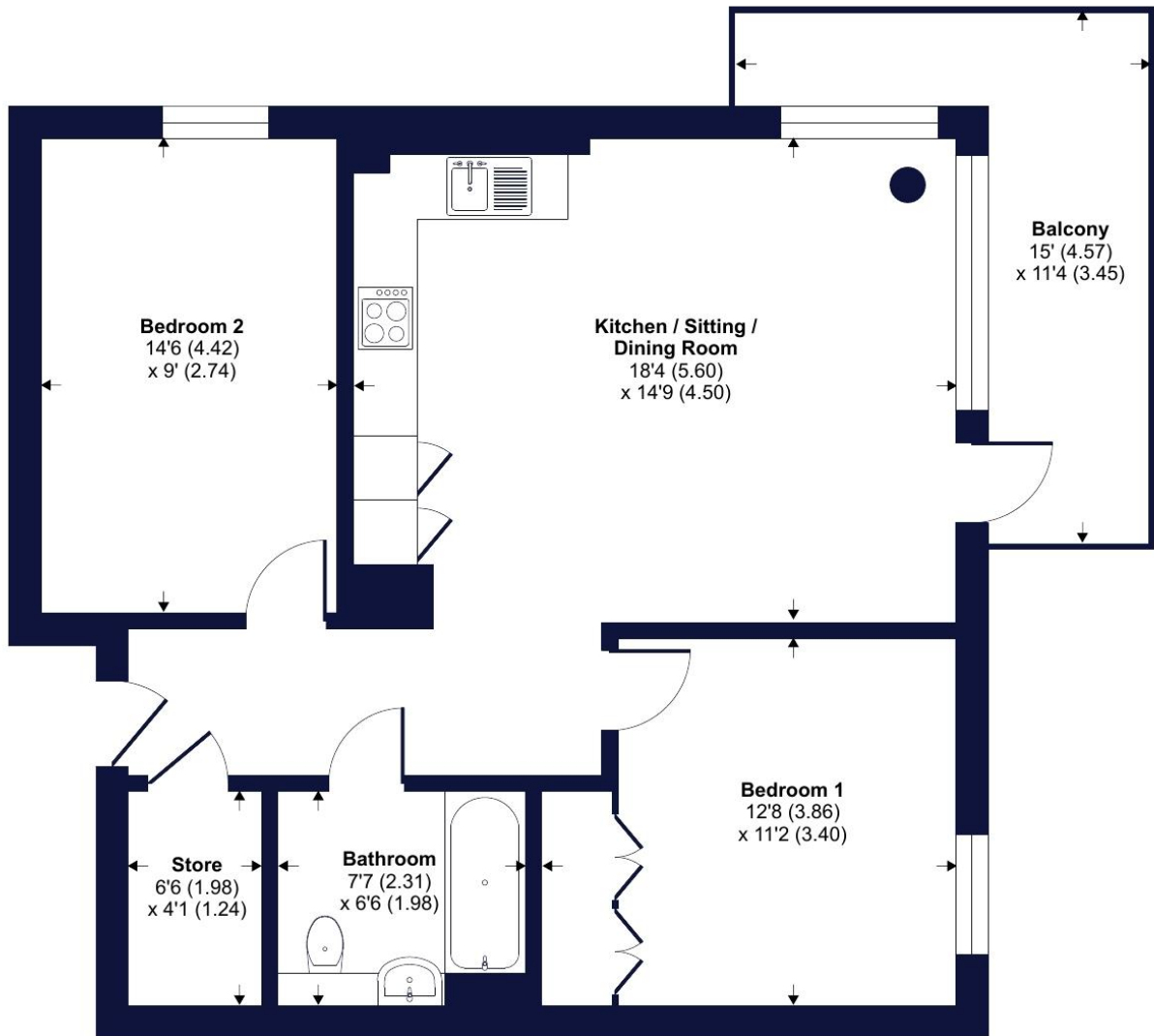
<https://www.winkworth.co.uk/sale/property/BLA260046>

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.

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Approximate Area = 706 sq ft / 65.6 sq m

For identification only - Not to scale



TENTH FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Winkworth. REF: 1407875

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