

ASTELL ROAD, BLACKHEATH, LONDON, SE3 9FN  
**£595,000 LEASEHOLD**

**A LARGE AND STYLISH SEVENTH FLOOR, THREE BEDROOM, TWO BATHROOM, MODERN APARTMENT, WITH TERRACE AND SUPERB VIEWS SET WITHIN THE PRESTIGIOUS KIDBROOKE VILLAGE DEVELOPMENT.**

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### DESCRIPTION:

A large and stylish seventh floor, three bedroom, two bathroom, modern apartment, with terrace and superb views set within the prestigious Kidbrooke Village development.

Spanning 951 sq. ft the property briefly comprises; three generously sized double bedrooms, the master measuring 19'9x8'9 with large built in wardrobes and en suite bathroom. The open plan reception/ kitchen room is spacious and full of light, from there is access to the balcony with stunning views of Sutcliffe Park and pond. There is also the main family shower room and two large storage cupboards with separate utility space.

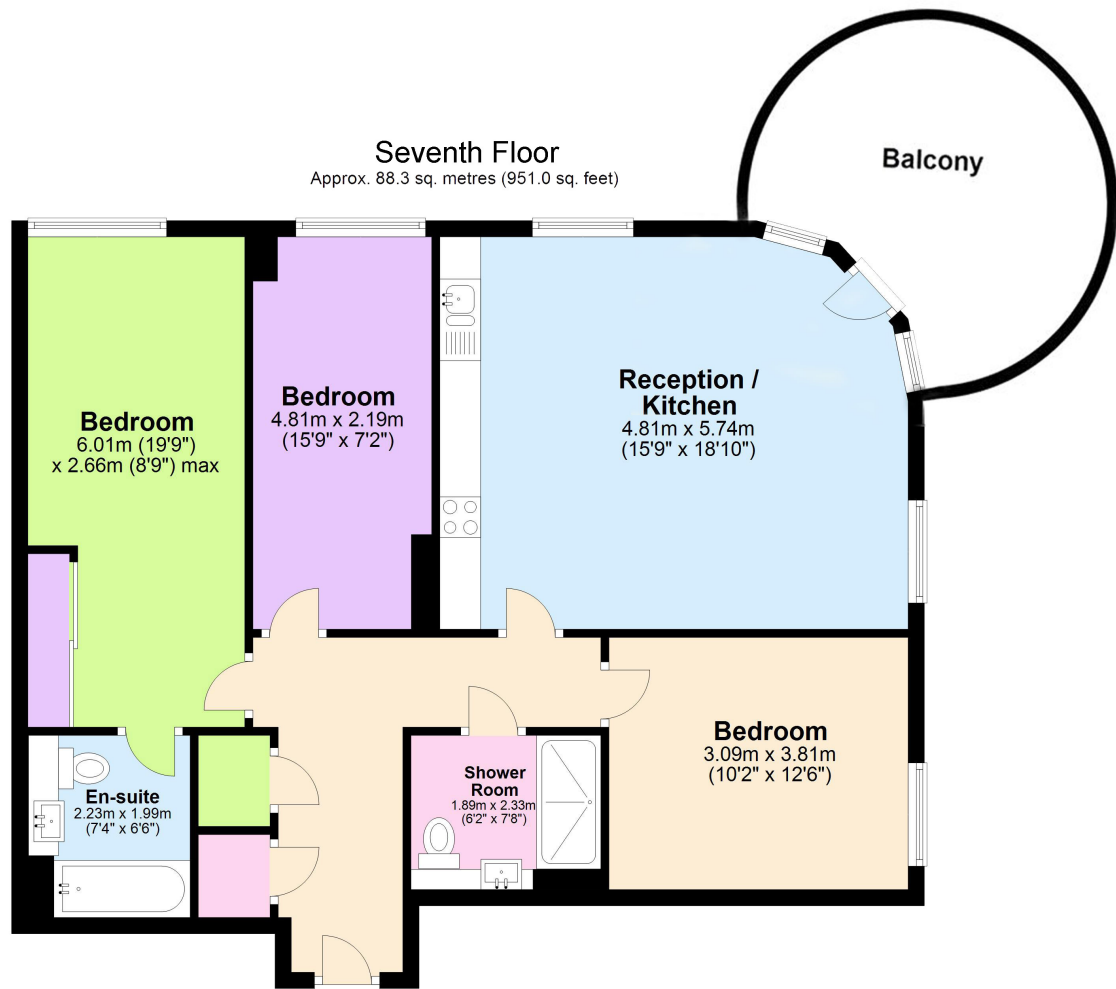
Further benefits are well kept communal gardens, gymnasium and a 24 hour concierge. Your immediate viewing is highly recommended.

Grayston House 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 new homes, it will offer new parks, shops, bars, restaurants, schools, sports, healthcare and community facilities. Already established and just a two minute walk is a Sainsbury's local, pharmacy, convenience store and coffee shop. Sutcliffe Park with beautifully landscaped gardens and ponds is just 100 yards away. Transport links to central London are excellent with travel to London Bridge in just 15 minutes from nearby 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 and restaurants, is also close by.










Total area: approx. 88.3 sq. metres (951.0 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)	<b>A</b>		
(81-91)	<b>B</b>	86	86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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