



**ARMSTRONG CLOSE, BLACKHEATH, LONDON, SE3 9BT**  
**£1,329,000 FREEHOLD**

**A SIMPLY STUNNING AND SPACIOUS FIVE BEDROOM, FIVE BATHROOM, TWO RECEPTION ROOM, MODERN TOWNHOUSE WITH EXCELLENT OUTSIDE SPACE INCLUDING A COURTYARD GARDEN AND A SUPERB TERRACE SET WITHIN THE PRESTIGIOUS BLACKHEATH QUARTER OF KIDBROOKE VILLAGE.**

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**DESCRIPTION:**

Spanning over 2,600 sq. ft the property is spread over four floors and boasts an enormous amount of both internal living and outside space. The ground floor consists of a welcoming and spacious entrance hallway with storage for coats/shoes, a modern open plan kitchen/ reception room and a cloakroom. To the rear is a good size and low maintenance courtyard seating area with a double garage suitable for two cars and an enormous amount of storage. The first floor has a large reception room and second master bedroom. an additional large terrace area, and a fitted family bathroom. The second floor is where the master bedroom is located which has an en suite bath & shower room as well as another double bedroom with en suite shower. The third (top) floor boasts two further double bedrooms, both with en suites. Additional benefits include an air filtration system, sprinkler system and smoke alarms being located throughout the house and solar panels on the roof.

Situated next to 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 also a David Lloyd family health club and spa within 100 metres. This is a wonderful home and your earliest viewing is essential. Video tour can be seen at [winkworth.co.uk](http://winkworth.co.uk)

Armstrong Close 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). 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 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), Eltham College (2.2miles) and Farringtons (3.5 miles).







Total area: approx. 242.5 sq. metres (2609.8 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	89	89
(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	

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