



Astell Road, Kidbrooke Village, London, SE3

£600,000 - £630,000 *Leasehold*

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A very large and contemporary three bedroom, three bathroom, three-storey townhouse with a private garden, balcony and direct access to secure underground parking, offered chain free in the heart of Kidbrooke Village.

KEY FEATURES

- three bedrooms
- three bathrooms
- chain free
- excellent condition throughout
- prestigious Kidbrooke Village development
- garden
- 1,362 sq. ft



Blackheath

0208 8520999 | blackheath@winkworth.co.uk



The house delivers around 1,362 sq ft (126.6 sq m) of bright, flexible space with clean modern finishes and a calm, neutral palette that lets the light bounce through the rooms.

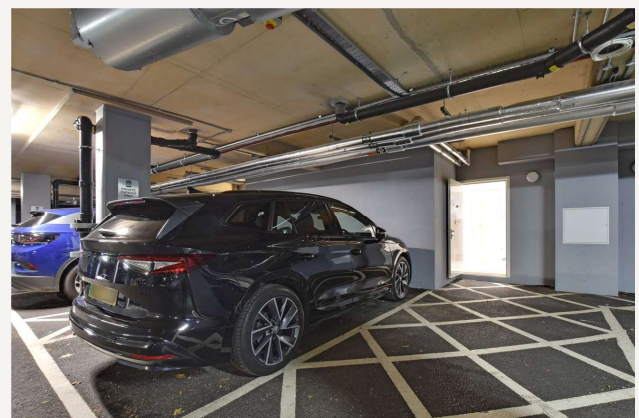
The layout works beautifully for modern life. A welcoming hall opens to a comfortable ground-floor bedroom with an adjacent sleek shower room, ideal for guests, an au pair, or a quiet study. There is also an internal rear lobby/porch with cloaks storage and a door that leads straight to the underground car park, making day-to-day living wonderfully practical. The first floor is the natural heart of the home: a broad open-plan living/dining space with wide glazing to the rear and full-height doors that spill onto a raised terrace, stepping down to the garden. The kitchen sits neatly to one side with a breakfast bar and integrated appliances, keeping everything social while cooking and entertaining.

Upstairs, two further bedrooms each enjoy their own contemporary en-suite. The principal bedroom opens to a private balcony and includes fitted wardrobes, while the second bedroom is perfect for a child, visiting family or a dedicated work space.

Outside, the garden is thoughtfully landscaped with a paved area for alfresco dining and a level lawn framed by neat hedging, an easy, green outlook that connects perfectly with the first-floor terrace. The home also benefits from double glazing and gas central heating.

Astell Road is part of the sought after Kidbrooke Village 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.



MATERIAL INFORMATION

Tenure: Leasehold

Term: 984 years

Service Charge: £3500 per annum

Ground Rent: £400 Annually (subject to increase)

Council Tax Band: E

EPC rating: B

Is the property listed: Property is not listed

Utilities:

Electricity supply: Mains

Sewerage supply: Mains

Water supply: Mains

Mobile signal: Yes

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

Is object modified: False



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

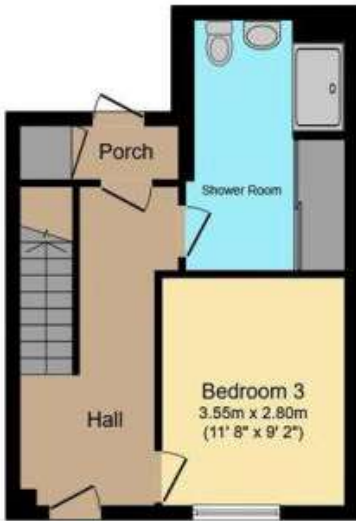
For more information, scan the QR code or visit the link below



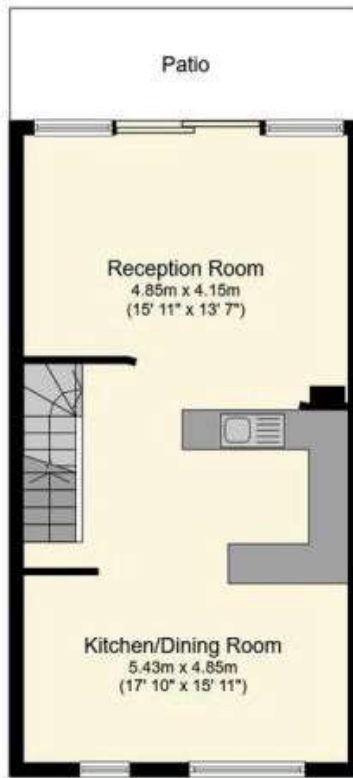
<https://www.winkworth.co.uk/sale/property/BLA250654>

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.

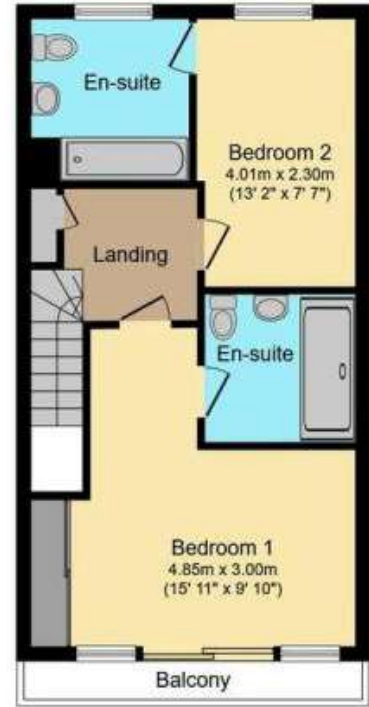




Ground Floor



First Floor



Second Floor

Total floor area 126.6 m² (1,362 sq.ft.) approx

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