



**TIZZARD GROVE, BLACKHEATH, LONDON, SE3 9DH**  
**GUIDE PRICE £1,000,000-£1,100,000 FREEHOLD**

**A STUNNING AND SPACIOUS FOUR BEDROOM, THREE BATHROOM, MODERN TOWNHOUSE WITH EXCELLENT OUTSIDE SPACE INCLUDING A COURTYARD GARDEN, A BALCONY AND A SUPERB ROOF TERRACE SET WITHIN THE PRESTIGIOUS BLACKHEATH QUARTER OF KIDBROOKE VILLAGE.**

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## DESCRIPTION:

Spanning 1,850 sq.ft the property is spread over four floors and boasts an enormous amount of both internal living and outside space.

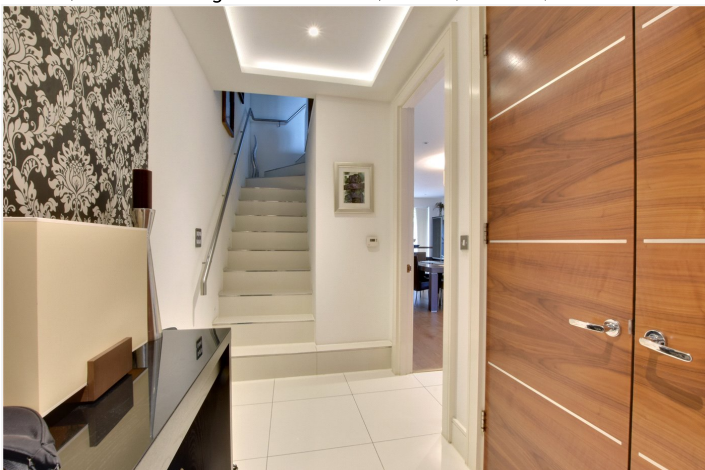
The ground floor consists of a welcoming and spacious entrance hallway with storage for coats/shoes, a modern open plan kitchen/reception room and a cloakroom. To the rear is a good size and low maintenance courtyard seating area with a double car port and storage space to the rear. The first floor has a large reception room with a south facing balcony, two bedrooms and a modern family bathroom. The second floor provides two large double bedrooms, both with ensembles, and finally there is a sun room and a 31'9 roof terrace on the top floor, perfect for outdoor entertaining, complete with a separate storage room. Features include; air filtration system, wood flooring, feature glass balustrades, under floor heating and solar panels on the roof.

Situated 100 yards from the property is a 24 hour concierge, a residents 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 50 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)

Tizzard Grove is part of 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) and Eltham College (2.2miles).









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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	88 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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