



KIDBROOKE GROVE, BLACKHEATH, LONDON, SE3 0PP
£339,995 SHARE OF FREEHOLD

A STUNNING AND RECENTLY RENOVATED ONE DOUBLE BEDROOM PERIOD CONVERSION FOUND ON THE SECOND (TOP) FLOOR OF THIS IMPRESSIVE VICTORIAN HOUSE IN THIS SOUGHT AFTER TREE LINED CUL-DE-SAC CLOSE TO BLACKHEATH VILLAGE AND THE HEATH.

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DESCRIPTION:

The accommodation comprises a bright and airy reception room with a luxury open plan modern kitchen with floor to ceiling cupboards, stone worktops and integrated appliances. There is a good size master bedroom with built in wardrobes and a stylish modern shower room. Having been completely refurbished by the current vendors the property is in excellent decorative order with sash windows, wood flooring, wifi controlled electric heating and entry phone. Further benefits include a huge communal garden, off street parking to the front and is sold with a share of the freehold.

This is a perfect flat for a first time buyer, buy to let landlord or as a pied-a-terre. Video tour can be seen at winkworth.co.uk.

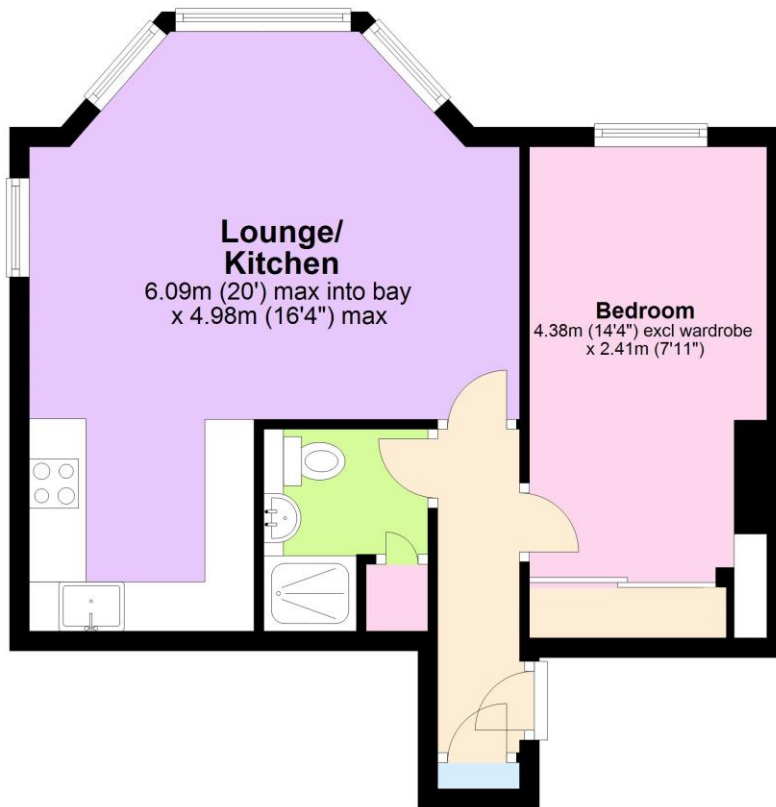
Kidbrooke Grove is an outstanding quiet road located just off the heath and is just ½ mile from Blackheath Village with its array of boutique shops, farmers market, restaurants, bars and station. The heath is a 3 minute walk and the fabulous Royal Greenwich Park is just 0.7 miles with Greenwich town centre beyond. There are fantastic transport links with Blackheath Station giving access to London Bridge, Charing Cross and Victoria amongst others with access to the DLR, bus, riverboat, foot tunnel and cable car all within the area. The area is minutes from Canary Wharf, the City and central London, just one of the reasons why it's increasingly popular with young professionals and commuters. The O2 is also close by as are local shops and amenities including Marks and Spencer's food, within a very short walk.





Second Floor

Approx. 41.9 sq. metres (451.3 sq. feet)



Total area: approx. 41.9 sq. metres (451.3 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 | | |
| A (92-100) | | |
| B (81-91) | | |
| C (69-80) | | |
| D (55-68) | | |
| E (39-54) | | |
| F (21-38) | | |
| G (1-20) | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | 56 | 81 |
| EU Directive 2002/91/EC | | |

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