



KIDBROOKE PARK ROAD, KIDBROOKE VILLAGE, SE3 9GU  
**GUIDE PRICE £450,000-£475,000 LEASEHOLD**

**A SPACIOUS TWO DOUBLE BEDROOM MODERN  
APARTMENT WITH A CORNER TERRACE SET WITHIN THE  
PRESTIGIOUS KIDBROOKE VILLAGE AND SOLD CHAIN  
FREE.**

**Blackheath** | 0208 8520999 | [blackheath@winkworth.co.uk](mailto:blackheath@winkworth.co.uk)





## DESCRIPTION:

The property is immaculately presented throughout with floor to ceiling windows in every room and plenty of light. Found on the fifth floor (with a lift), the accommodation comprises; a large entrance hall with storage and utility cupboards, a large and bright reception room with open plan kitchen and a large private corner terrace. The terrace offers superb views over Cator Park and Canary Wharf as well as Peglar Square. There is a master bedroom with built in wardrobes, second bedroom and a very attractive modern bathroom. Further benefits are 24 hour concierge, communal gardens and gymnasium. This is an outstanding apartment, and your immediate viewing is essential. Video tour can be seen at [Winkworth.co.uk](http://Winkworth.co.uk)

Larkin House is part of the prestigious 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 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).

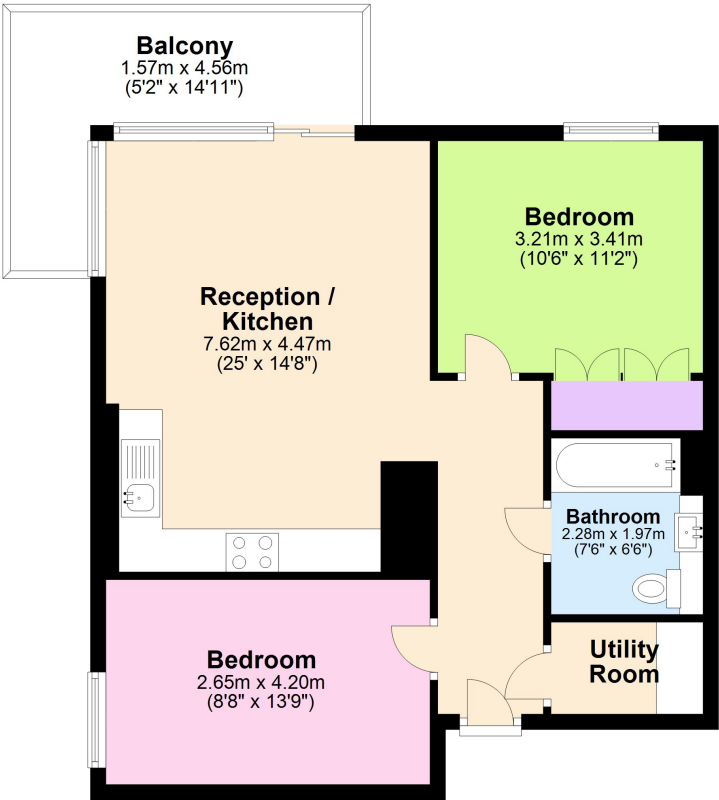






**Fifth Floor**

Approx. 60.3 sq. metres (649.2 sq. feet)



Total area: approx. 60.3 sq. metres (649.2 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+) <b>A</b>		
(81-91) <b>B</b>	85	85
(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		