



MERLIN COURT, 1 SAUNDBY LANE, BLACKHEATH, LONDON, SE3 9FU
£475,000 LEASEHOLD

AN IMPRESSIVE TWO DOUBLE BEDROOM, TWO BATHROOM, MODERN APARTMENT WITH A LARGE PRIVATE TERRACE AND UNDERGROUND PARKING SPACE. SITUATED WITHIN THE HIGHLY SOUGHT AFTER BLACKHEATH QUARTER OF KIDBROOKE VILLAGE WITH CONCIERGE, GYM AND SWIMMING POOL.

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DESCRIPTION:

Located on the first floor (with lift service), the accommodation comprises; a large entrance hall with storage cupboard and utility cupboard. A superb 22ft open plan lounge/diner with an attractive modern kitchen and access to a large corner terrace with nice views. There is a large master bedroom with built-in wardrobes and a luxurious modern ensuite bathroom, a second double bedroom and an attractive modern shower room. The property is in excellent condition and has a modern, clean and contemporary finish with floor-to-ceiling double glazed windows, wood flooring and under-floor heating.

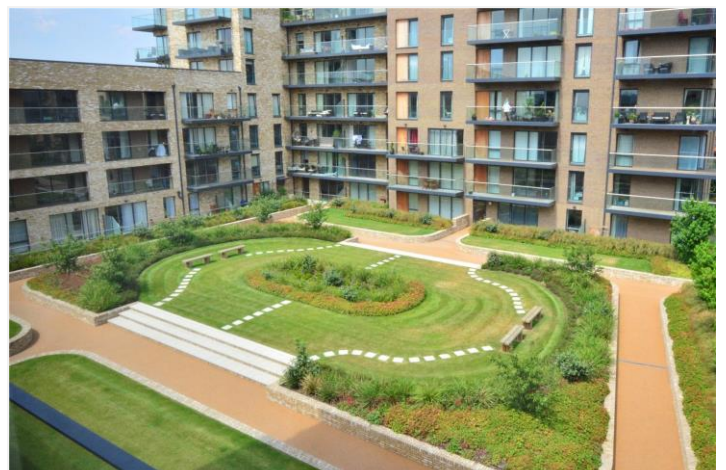
The property also has the benefit of access to an on-site concierge service, gym, swimming pool, cinema room, business centre and dry-cleaning service and an underground car parking space.

This is a stylish modern apartment and your immediate viewing is essential. There is no chain.

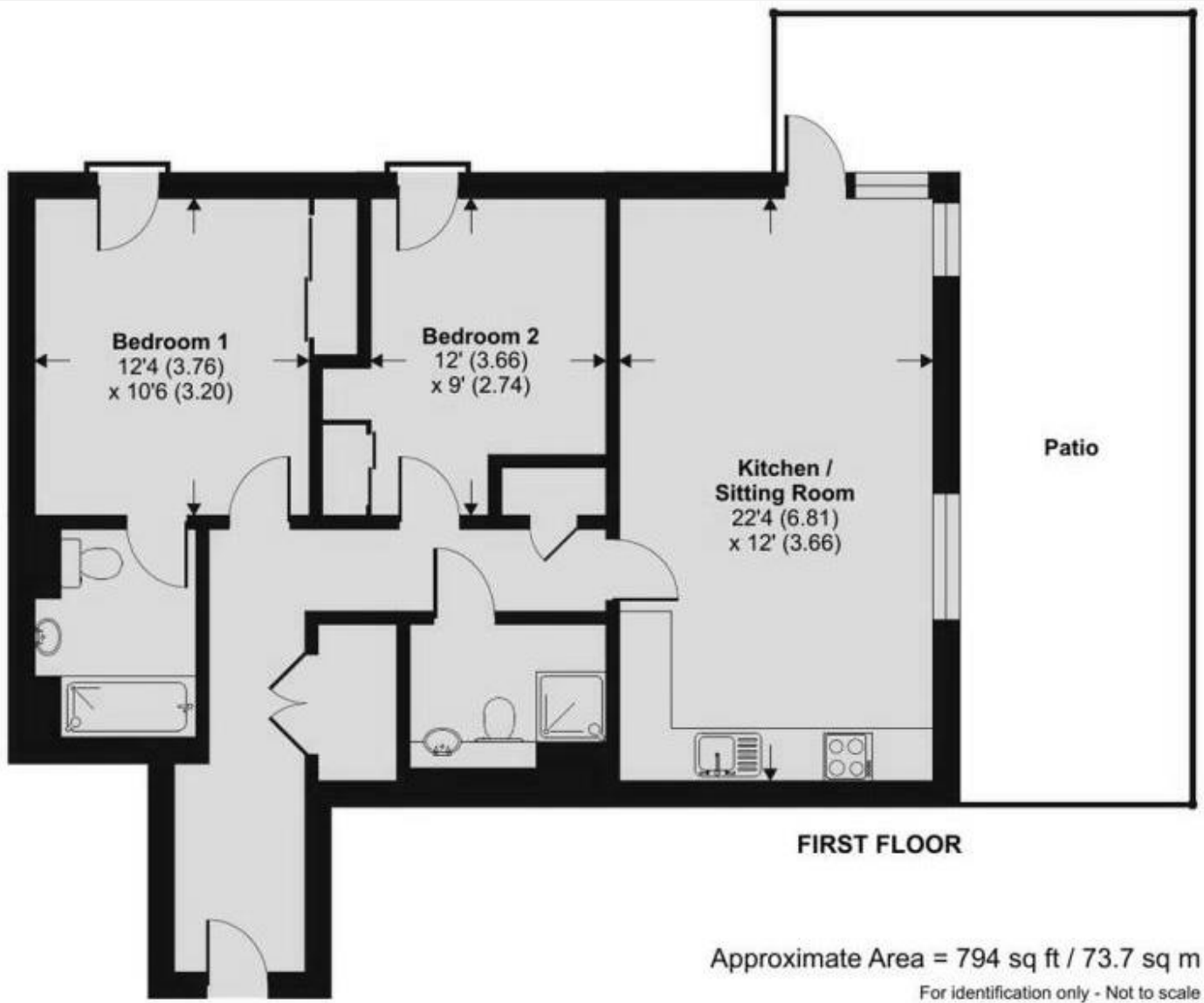
Merlin Court is located in the prestigious Blackheath Quarter of the modern Kidbrooke Village – an award winning Berkeley Homes development. This is a completely new and vibrant London community offering an outstanding choice of quality, sustainable new homes.

As well as new homes, it will offer new parks, sports facilities, shops, bars & restaurants, schools, healthcare and community facilities.

Transport links to central London are very close via 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). Blackheath Village with its open green spaces offers an array of boutiques, daily conveniences, bars and restaurants and is only moments away.







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			
(92-100)	A		
(81-91)	B	84	84
(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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