



**TUDWAY ROAD, BLACKHEATH, LONDON, SE3 9GG**  
**£81,250 (25% SHARE) LEASEHOLD FULL MARKET VALUE £325,000**

**A STYLISH AND SPACIOUS ONE DOUBLE BEDROOM MODERN APARTMENT WITH A PRIVATE TERRACE SET WITHIN THE PRESTIGIOUS KIDBROOKE VILLAGE DEVELOPMENT. THE PROPERTY IS AVAILABLE EITHER IN ITS ENTIRETY OR AS A SHARED OWNERSHIP OF 25% FOR £81,250. FULL MARKET VALUE IS £325,000.**

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### DESCRIPTION:

Found on the first floor with a lift, the accommodation comprises; a large and airy reception room with large windows and open plan to a very attractive modern kitchen with integrated appliances. From the living room is a good sized private terrace with the communal gardens beyond. The large master bedroom has built in wardrobes. There is a beautiful modern bathroom, utility cupboard housing washing machine/tumble dryer and a further storage cupboard. Further benefits are well kept communal gardens, gymnasium and a 24 hour concierge. Your immediate viewing is essential. Video tour can be seen at [winkworth.co.uk](http://winkworth.co.uk)

Perkins House is part of the sought after Kidbrooke Village development - a new and vibrant London community which offers an outstanding choice of quality, sustainable new homes. As well as new homes, it will offer new parks, shops, bars, restaurants, schools, sports, healthcare and community facilities. Already established and just a two minute walk is a Sainsbury's local pharmacy, convenience store and coffee shop. Sutcliffe Park with beautifully landscaped gardens and ponds is just 100 yards away.

Transport links to central London are excellent with travel to London Bridge in just 15 minutes from nearby and brand new state of the art Kidbrooke station. Direct trains to Victoria, Charing Cross, Waterloo East and Cannon Street also run from here. Blackheath Village, with its array of boutiques, daily conveniences, bars and restaurants, is also close by.

The property is available to purchase as a shared ownership of 25% for £81,250. Rent on the remaining 75% is £702.34 pm. Full market value is £325,000.

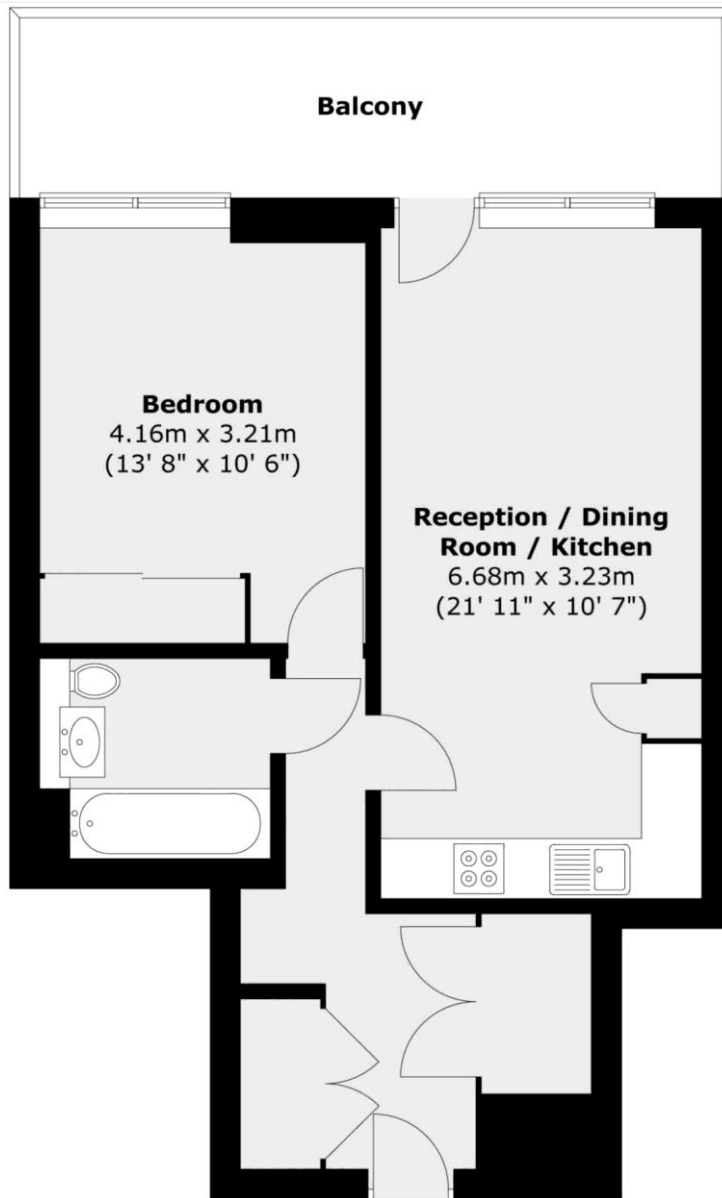
### AT A GLANCE

- one bedroom
- 573 sq ft.
- excellent condition throughout
- shared ownership
- Kidbrooke Village development
- concierge
- gym
- moments from Kidbrooke Station









Total area (approx.) : 53.2 sq. m (573 sq. ft)  
 Total balcony area (approx.) : 10.4 sq. m (112 sq. ft)

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>	83	83
(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	

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