



OTTLEY DRIVE, BLACKHEATH, LONDON, SE3 9GF
£350,000 LEASEHOLD

A STYLISH AND SPACIOUS ONE DOUBLE BEDROOM MODERN APARTMENT WITH A PRIVATE BALCONY SET WITHIN THE PRESTIGIOUS KIDBROOKE VILLAGE DEVELOPMENT.

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DESCRIPTION:

Found on the fifth 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 and with superb views, is a good sized private terrace. There is a large master bedroom and a beautiful modern bathroom. There is a 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

Noble 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.

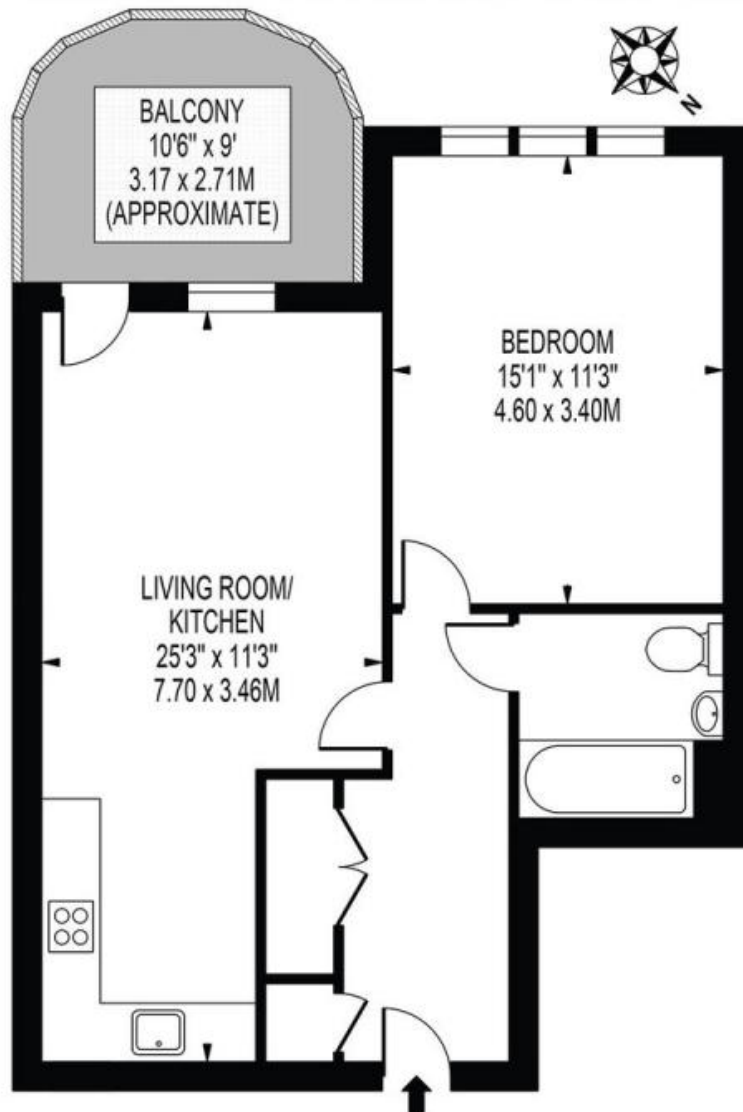
The property is available to purchase as a shared ownership of 30%. Rent on the remaining 70% is £937.48. Full market value is £350,000. For further information please contact the office on 02088520999.





NOBLE HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 577 SQ FT - 53.63 SQ M



FIFTH FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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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