



**OTTLEY DRIVE, BLACKHEATH, LONDON, SE3 9GF  
OFFERS IN EXCESS OF £400,000 LEASEHOLD**

**A STYLISH AND SPACIOUS TWO BEDROOM, MODERN  
APARTMENT WITH A LARGE PRIVATE BALCONY SET WITHIN  
THE PRESTIGIOUS KIDBROOKE VILLAGE DEVELOPMENT. THE  
PROPERTY IS ALSO AVAILABLE TO PURCHASE AS A SHARED  
OWNERSHIP OF 25% FOR £100,000.**

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

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### DESCRIPTION:

Found on the second floor (with a lift) the accommodation comprises; a large and airy reception room with large windows, a large balcony and open plan to a very attractive modern kitchen with integrated appliances. There are two large double bedrooms, a modern bathroom, large utility cupboard housing washing machine/tumble dryer and a further storage/coat cupboard. Further benefits are well kept communal gardens and a 24 hour concierge. Your immediate viewing is essential. Virtual tours may be seen at [winkworth.co.uk](http://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 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 also available to purchase as a shared ownership of 25%. Rent on the remaining 75% inclusive of service charges are £1,200pm. Full market value is OIEO £450,000. For further information please contact the office on 02088520999.

### AT A GLANCE

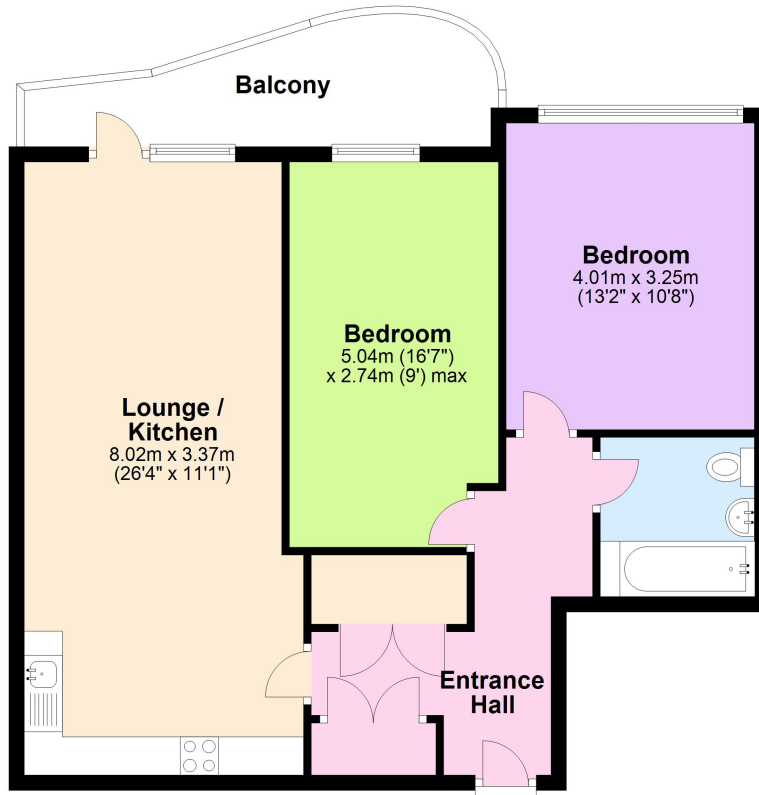
- two bedrooms
- second floor
- beautiful modern apartment
- large balcony
- prestigious Kidbrooke Village development
- 25% share for £100,000
- full market value OIEO £400,000
- 781 sq ft.





## Second Floor

Approx. 72.6 sq. metres (781.7 sq. feet)



Total area: approx. 72.6 sq. metres (781.7 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
Less energy efficient - lower running costs			
(92+)	A		
(81-91)	B	85	85
(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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See things differently

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