



HANDLEY DRIVE, BLACKHEATH, LONDON, SE3 9BW
OIRO £1,250,000 FREEHOLD

A STUNNING AND SPACIOUS FOUR BEDROOM, THREE BATHROOM MODERN TOWNHOUSE WITH EXCELLENT OUTSIDE SPACE INCLUDING TWO BALCONIES, A GROUND FLOOR PATIO, AND A SUPERB ROOF TERRACE, SET WITHIN THE PRESTIGIOUS BLACKHEATH QUARTER OF KIDBROOKE VILLAGE AND SOLD CHAIN FREE.

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DESCRIPTION:

Spanning over 2,160 sq.ft (201.6 sqm) and arranged over four floors, this beautifully presented home offers an exceptional amount of living space and versatility, perfect for modern family life.

The ground floor features a bright and spacious open-plan kitchen/dining room, a welcoming entrance hallway with great storage, and a cloakroom/WC. From the rear, wide patio doors lead out to a private, low-maintenance paved terrace.

On the first floor, you'll find a huge 18'4 x 17'5 reception room with access to a balcony, as well as a double bedroom and modern en-suite bathroom.

The second floor offers a further two generous double bedrooms, both with en-suite bathrooms, including a large master bedroom with dressing area and also enjoys its own private balcony. The top floor hosts a versatile fourth bedroom/reception room and gives access to an impressive roof terrace, perfect for entertaining or soaking up the sun. A separate storage room and WC on this level further enhance functionality. The property also benefits from an underground car parking space.

Situated opposite the property is a 24 hour concierge, a residents gym, swimming pool, business centre and cinema room. There are beautifully landscaped gardens and ponds with local shops and Sutcliffe Park nearby. There is also a David Lloyd family health club and spa within 150 metres. This is a wonderful home and your earliest viewing is essential. Video tour can be seen at winkworth.co.uk

Tizzard Grove is part of 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 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.

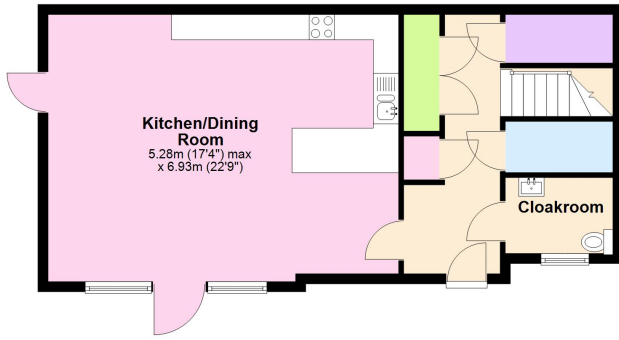
Transport links to central London are very close via the newly rebuilt Kidbrooke station with regular trains to London Bridge (16 minutes), Waterloo East (22 minutes), Charing Cross (26 minutes), Cannon Street (25 minutes) and Victoria (31 minutes). There's a direct bus to North Greenwich where you can 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 on the doorstep as well as Brooklands Primary 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).

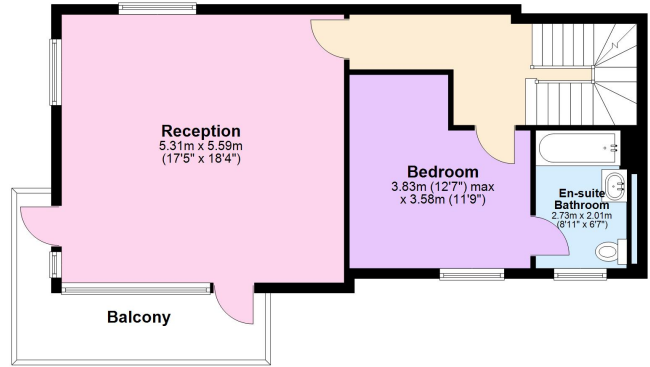




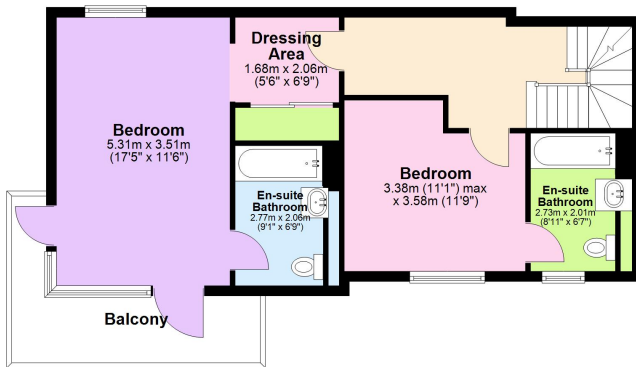
Ground Floor
Approx. 57.1 sq. metres (614.4 sq. feet)



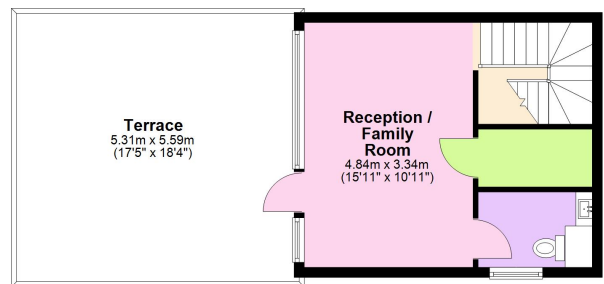
First Floor
Approx. 58.3 sq. metres (627.3 sq. feet)



Second Floor
Approx. 58.7 sq. metres (631.4 sq. feet)



Third Floor
Approx. 27.5 sq. metres (296.5 sq. feet)



Total area: approx. 201.6 sq. metres (2169.6 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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