



OTTLEY DRIVE, BLACKHEATH, LONDON, SE3 9FJ
GUIDE PRICE £525,000-£550,000 LEASEHOLD

SET IN THIS PRIVILEGED POSITION WITH OUTSTANDING VIEWS DIRECTLY OVER SUTCLIFFE PARK AND THE LAKE, IS THIS STYLISH AND MUCH IMPROVED TWO BEDROOM, TWO BATHROOM PENTHOUSE APARTMENT WITH A LARGE WRAP WITHIN THE PRESTIGIOUS KIDBROOKE VILLAGE DEVELOPMENT.

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DESCRIPTION:

Found on the seventh (top) floor, with a lift, the accommodation comprises; a large and airy reception room with panoramic floor to ceiling windows with electric blinds and a stunning open plan modern kitchen with quartz worktops and integrated appliances. There is large master bedroom with built in wardrobes, blinds and a modern ensuite shower room, a second double bedroom (currently used as a study/dressing room), a second modern shower room and utility cupboard housing washing machine/tumble dryer. Accessed from the reception room and both bedrooms, is a fantastic wrap around private terrace with incredible south and east facing views directly over the lake and Sutcliffe Park.

The property has been enhanced by the current vendors and is in excellent decorative order throughout and also benefits from a much coveted underground car parking space, well-kept communal gardens, gymnasium and a 24 hour concierge.

This is genuinely the most impressive penthouse apartment we have seen in this phase of the development and its position and view must be seen to be fully appreciated. Video tours can be seen at Winkworth.co.uk

Maltby 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 offers 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 50 yards away.

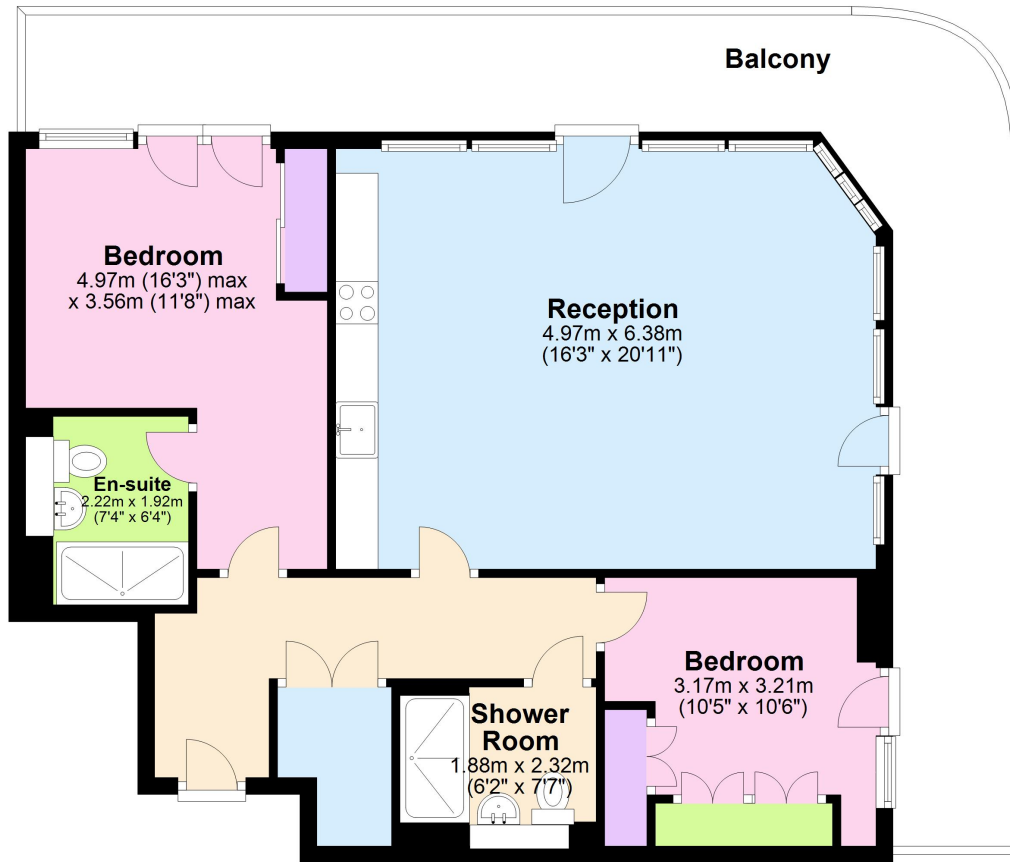
Transport links to central London are very close via Kidbrooke station with regular trains to London Bridge (16 mins), Waterloo East (22 mins), Charing Cross (26 mins), Cannon Street (25 mins) and Victoria (31 mins). Blackheath Village with its open green spaces offers an array of boutiques, daily conveniences, bars and restaurants and is only moments away.





Seventh Floor

Approx. 76.4 sq. metres (822.7 sq. feet)



Total area: approx. 76.4 sq. metres (822.7 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.

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

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