



SAUNDBY LANE, BLACKHEATH, SE3 9FU
OFFERS IN EXCESS OF £400,000 LEASEHOLD

**A TWO DOUBLE BEDROOM, TWO BATHROOM RAISED
 GROUND FLOOR APARTMENT SPANNING 753 SQ. FT.
 SITUATED WITHIN THE HIGHLY SOUGHT AFTER
 BLACKHEATH QUARTER OF KIDBROOKE VILLAGE WITH
 CONCIERGE, GYM AND SWIMMING POOL, SOLD CHAIN**

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DESCRIPTION:

Located on the first floor (with lift service), the accommodation comprises; a large entrance hall with storage cupboard and utility cupboard. A superb open plan lounge/diner with an attractive modern kitchen and access to a large corner terrace with nice views. There is a large master bedroom with built-in wardrobes and a luxurious modern ensuite bathroom, a second double bedroom and an attractive modern shower room. The property is in excellent condition and has a modern, clean and contemporary finish with floor-to-ceiling double glazed windows, wood flooring and under-floor heating.

The property also has the benefit of access to an on-site concierge service, gym, swimming pool, cinema room, business centre and dry-cleaning service and an underground car parking space.

This is a stylish modern apartment and your immediate viewing is essential. There is no chain.

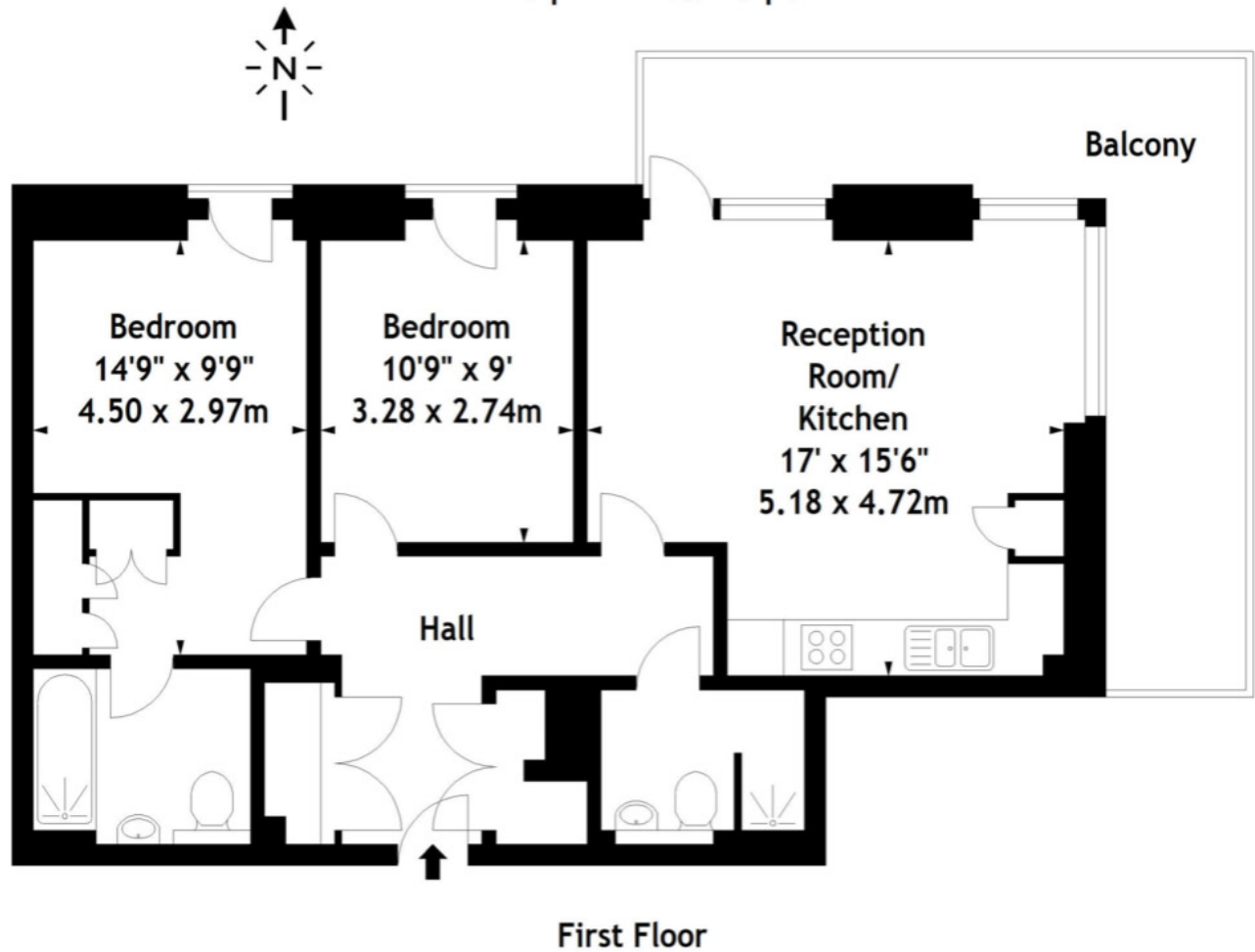
Merlin Court is located in the prestigious Blackheath Quarter of the modern Kidbrooke Village – an award winning Berkeley Homes development. This is a completely new and vibrant London community offering an outstanding choice of quality, sustainable new homes.

As well as new homes, it will offer new parks, sports facilities, shops, bars & restaurants, schools, healthcare and community facilities.





Approx. Gross Internal Area
753 Sq Ft - 69.95 Sq M



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	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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