



**MERLIN COURT, 29 TIZZARD GROVE, BLACKHEATH, LONDON, SE3 9DH**  
**GUIDE PRICE £600,000-£635,000 LEASEHOLD**

**A HUGE AND IMPRESSIVE THREE BEDROOM, TWO BATHROOM, MODERN APARTMENT WITH A LARGE TERRACE SITUATED IN AN ENVIABLE POSITION WITHIN THE HIGHLY SOUGHT AFTER BLACKHEATH QUARTER OF KIDBROOKE VILLAGE WITH CONCIERGE, GYM AND SWIMMING POOL.**

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

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### DESCRIPTION:

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. Located on the third floor (with lift service), the accommodation comprises; a large entrance hall with storage cupboard and utility cupboard.

A superb 25'9 x 14'1 open plan lounge/diner with an attractive modern kitchen. There is a large master bedroom with built-in wardrobes and a luxurious modern ensuite bathroom, two further double bedrooms and an attractive modern shower room. There is direct access from living room onto a large south facing private terrace. 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.

Your immediate viewing is essential. Video tour can be seen at [winkworth.co.uk](http://winkworth.co.uk)

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.

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). Blackheath Village with its open green spaces offers an array of boutiques, daily conveniences, bars and restaurants and is only moments away.

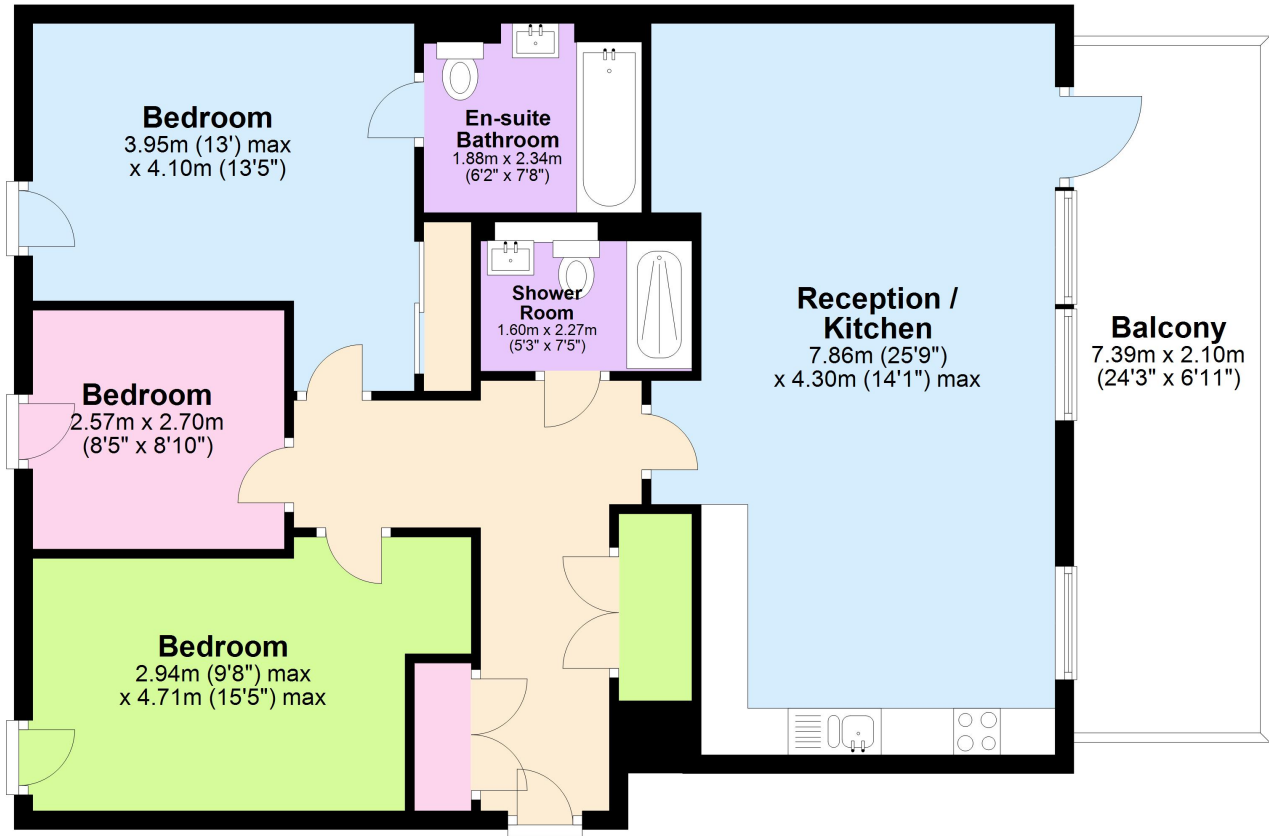






## Third Floor

Approx. 89.1 sq. metres (958.7 sq. feet)



Total area: approx. 89.1 sq. metres (958.7 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
Very energy efficient - lower running costs			
(92-100)	A	85	85
(81-91)	B		
(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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