



CONNINGHAM COURT, 19 DOWDING DRIVE, SE9 6AY  
**£475,000 LEASEHOLD**

**A STYLISH AND LARGER THAN USUAL, TWO DOUBLE  
BEDROOM, TWO BATHROOM MODERN APARTMENT WITH  
UNDERGROUND CAR PARKING AND A LARGE PRIVATE  
TERRACE WHICH LEADS ONTO LANDSCAPED COMMUNAL  
GARDENS SET WITHIN THE PRESTIGIOUS KIDBROOKE**

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**Winkworth**



## DESCRIPTION:

The property is in excellent decorative order throughout. Found on the first floor, with a lift, the accommodation comprises; a large entrance hall with coat and utility cupboards and a very large reception room with an open plan modern kitchen with integrated appliances and granite worktops. There is a master bedroom with built in wardrobes and ensuite bathroom, a second double bedroom and a modern shower room with double walk in shower. Further benefits are a large private terrace, well-kept communal gardens, a gym, 24 hour concierge and underground car parking. Your immediate viewing is essential. Virtual tours can be seen at [www.winkworth.co.uk](http://www.winkworth.co.uk)

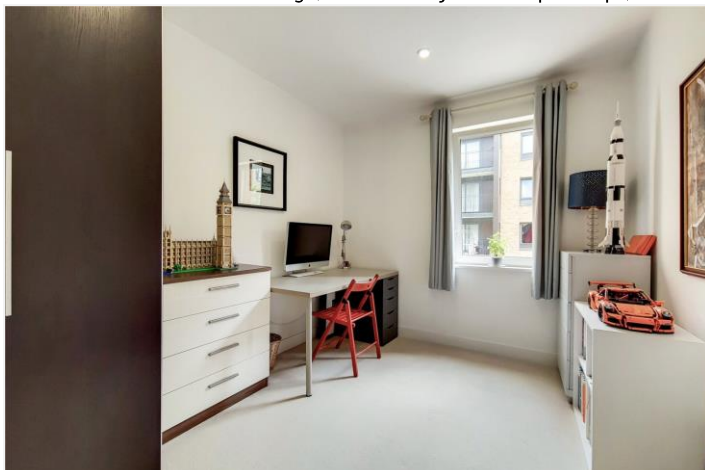
Conningham Court is part of the sought after Kidbrooke Village development - a new and vibrant London community which offers an outstanding choice of quality, sustainable new homes. As well as high end apartments and houses, it will offer new parks, shops, bars, restaurants, schools, sports, healthcare and community facilities. Peglar Square offers a Sainsbury's local, a newly opened restaurant, pharmacy, convenience store and coffee shop.

Sutcliffe Park with beautifully landscaped wetlands, sports facilities and ponds is just a few hundred yards away as is the new Cator Park which has been created as part of Kidbrooke Village, including a large children's adventure play area and a multi-use games area.

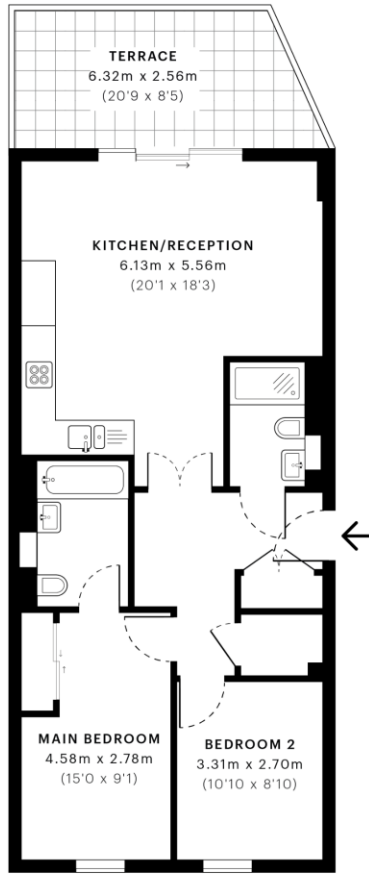
Transport links to central London are excellent with travel to London Bridge in just 15 minutes from nearby rebuilt Kidbrooke station. Direct trains to Victoria, Charing Cross, Waterloo East and Cannon Street also run from here. Hopgood Tower also has direct access to Kidbrooke Station ticket office and onto the platform for trains into London. Blackheath Village, with its array of boutique shops, bars and restaurants, is also close by.

## AT A GLANCE

- two double bedrooms
- two bathrooms
- large private terrace
- prestigious Kidbrooke Village development
- first floor
- off street parking
- immaculate condition throughout
- 771 sq ft.







- First Floor

GROSS INTERNAL AREA (GIA)  
The footprint of the property  
71.69 sqm / 771.66 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes washrooms, restricted head height  
67.54 sqm / 726.99 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
13.94 sqm / 150.05 sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5 m  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 84.57 sqm / 910.30 sqft  
IPMS 3C RESIDENTIAL 81.76 sqm / 880.06 sqft

SPEC ID: 62cc48a3eec1360dd94b763a

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.

