



Ottley Drive, Blackheath, London, SE3

£290,000 *Leasehold*



A stylish and spacious one double bedroom first floor apartment with a private terrace set within the prestigious Kidbrooke Village development and sold chain free.

KEY FEATURES

- first floor
- chain free
- balcony
- prestigious Kidbrooke Village development
- close to station
- concierge





Found on the first floor with a lift, the accommodation comprises; a large and airy reception room with large windows, a private terrace with views over the nearby park and an open plan and very attractive modern kitchen. There is master bedroom with built in wardrobes and an attractive modern bathroom. There is also a utility cupboard. The property is in excellent decorative order throughout.

Further benefits are well kept communal gardens, gymnasium and a 24 hour concierge. Your immediate viewing is essential.

Grayston 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 will offer new parks, shops, bars, restaurants, schools, sports, healthcare and community facilities. Already established and within a 5-10 minute is a Sainsbury's local, pharmacy, convenience store and coffee shop. Sutcliffe Park with beautifully landscaped gardens and ponds is just 100 yards away. Transport links to central London are excellent with travel to London Bridge in just 15 minutes from nearby Kidbrooke station. Direct trains to Victoria, Charing Cross, Waterloo East and Cannon Street also run from here. Blackheath Village, with its array of boutiques, daily conveniences, bars and restaurants, is also close by (one stop on the train).



MATERIAL INFORMATION

Tenure: Leasehold

Term: 983 year and 11 months

Service Charge: £2772.82 per annum

Ground Rent: £575.63 Annually (subject to increase)

Council Tax Band: C

EPC rating: C

Is the property listed: Property is not listed

Utilities:

Electricity supply: Mains Supply

Sewerage supply: Mains Supply

Water supply: Mains Supply

Mobile signal: Yes

Rights & Easements:

Does the property have any easements: Property does not have easements

Does the property have public rights of way: Property does not have public rights of way across the property

Does the property have restrictions: Property does not have restrictions

Flooding:

Has the property flooded in the last 5 years: Property has not flooded in the last five years

Last flood date:

Does the property have flood defences: Property does not have flood defences

Is object modified: False



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below

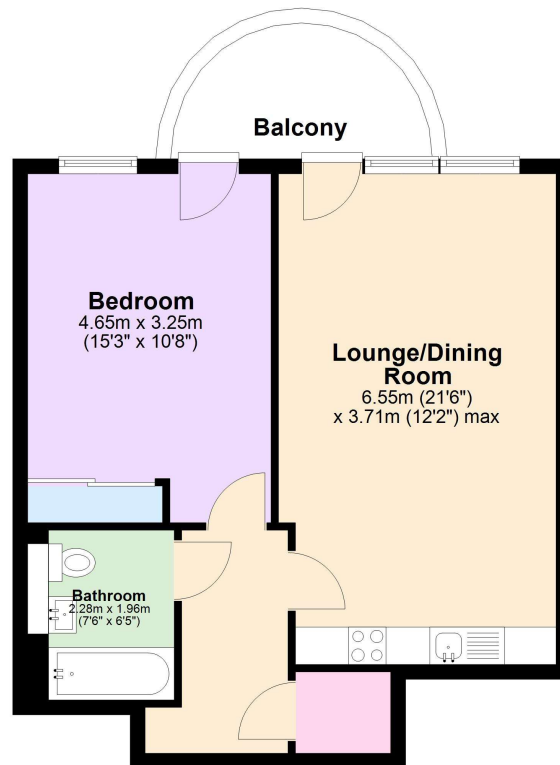


<https://www.winkworth.co.uk/sale/property/CLS254043>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

First Floor

Approx. 50.9 sq. metres (547.9 sq. feet)
(excluding Balcony)



Total area: approx. 50.9 sq. metres (547.9 sq. feet)