



Tudway Road, Kidbrooke Village, London, SE3

£390,000 - £410,000 *Leasehold*

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Guide Price £390,000-£410,000. A stylish and spacious two double bedroom modern apartment with a private terrace set on the ground floor of the prestigious Kidbrooke Village development.

KEY FEATURES

- two bedrooms
- one bathroom
- excellent condition throughout
- ground floor
- chain free
- Kidbrooke Village development
- concierge



Blackheath

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The accommodation comprises; a large and airy reception room with large windows and open plan to a very attractive modern kitchen with integrated appliances. From the living room is a good sized private terrace. The large master bedroom has built in wardrobes as does the second bedroom with a very clever bespoke children's bed. There is a beautiful modern bathroom, utility cupboard housing washing machine/tumble dryer and a further storage cupboard. Further benefits are well kept communal gardens, gymnasium and a 24 hour concierge. Your immediate viewing is essential.

Perkins House is part of the sought after Kidbrooke Village 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 offers a new park, sports facilities, and a variety of local amenities a stone's throw away including Sainsbury's, Starbucks, Gym, Pharmacy, Doctors, Pub, Dentist, Beauty Salon and Nursery.



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). There's a direct bus to North Greenwich where you can get on the Jubilee line and access to Canary Wharf and the Olympic Park and central London. Blackheath Village with its open green spaces offers an array of boutiques, daily conveniences, bars and restaurants and is only moments away.

The Ofsted outstanding Wingfield Primary Schools is on the doorstep as well as Brooklands Primary within ¼ mile. Close by are several highly sought-after Independent Schools including; Blackheath Preparatory School, The Pointer School, Heath House Preparatory School, Blackheath High Junior School, Blackheath High Seniors School, Colfes (1.1 miles) and Eltham College (2.2miles).



MATERIAL INFORMATION

Tenure: Leasehold
Term: 117 year and 8 months
Service Charge: £4687 per annum
Ground Rent: £ 425 Annually (subject to increase)
Council Tax Band: D
EPC rating: B
Is the property listed: Property is not listed

Utilities:
Electricity supply: Mains Supply
Sewerage supply: Mains Supply
Water supply: Mains Supply
Mobile signal:

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	83 B	83 B
69-80	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



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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.



Ground Floor

Approx. 69.4 sq. metres (747.4 sq. feet)



Total area: approx. 69.4 sq. metres (747.4 sq. feet)

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