



## Wallace Court, Kidbrooke Village, Kidbrooke, SE3

Asking price **£385,000** | Leasehold





# Wallace Court, Kidbrooke Village, Kidbrooke, SE3



1 Bedroom



1 Bathroom



1 Reception



Large Balcony



Concierge



Gym & Pool



Nearby Parklands



On-site Amenities



0.3 MI Kidbrooke

This generously sized and bright one-bedroom property is set on the top floor of a smaller block forming part of the impressive Kidbrooke Village development in London, SE3. The entrance hall leads to all principal rooms including the open-plan kitchen/living which extends onto a long terrace running the full length of the property. There is a sizeable bedroom with excellent fitted wardrobe space, and a full-size modern bathroom. Features include wood flooring, recessed lighting, underfloor heating, extensive glazing to the living room, a streamlined kitchen with integrated appliances and stylish bathroom ware and tiling.

Kidbrooke Village development is well planned with the Village Centre providing varied amenities including a central concierge and information centre, a primary school, a health and wellbeing centre, a local supermarket and street food

market, a pharmacy and dentist, and a selection of cafes and shops. The nearest station is Kidbrooke serviced by National Rail with fast direct services to London Bridge, Waterloo East, Charing Cross and Victoria Station. Kidbrooke is an award-winning development in the Royal Borough of Greenwich, travel Zone 3. It forms part of a substantial regeneration providing exceptional quality of housing and new infrastructure, all surrounded by 86 hectares of parkland and open space.

The Kidbrooke Village suburb has been developed by Berkeley Group. Cator Park at Kidbrooke Village has been awarded the prestigious 'Sir David Attenborough Award for Enhancing Biodiversity and its maintenance and protection involves London Wildlife Trust.

**Tenure:** Leasehold (988 years remaining)

**Local Authority:** Greenwich London

**Ground Rent:** £300 p.a.

**Council Tax Band:** C

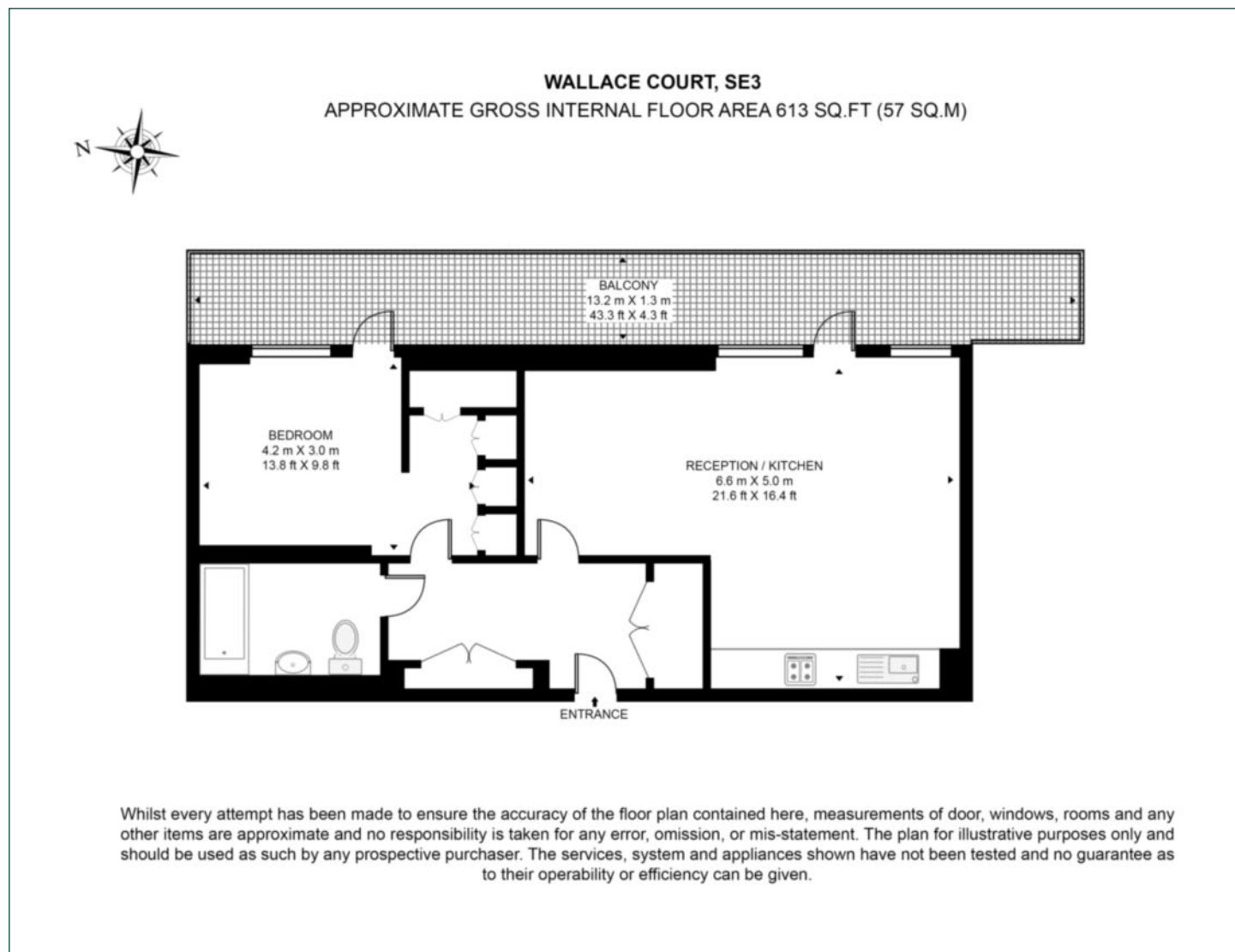
**Service Charge:** £3,801.76 p.a.

**EPC:** B



# Floorplan

613 sq ft | 57 sq m



## Greenwich

1 Crescent Arcade, 279 Creek Road, London, SE10 9EJ

## Sales

020 8853 8978 | [greenwich.sales@chaseevans.com](mailto:greenwich.sales@chaseevans.com)

## We're here to help.

IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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