



Handley Drive, Blackheath, London SE3 9BW



Handley Drive, Blackheath, London, SE3

Leasehold (989 years remaining)

Located in the ever popular Kidbrooke Village, this stunning family home comes to the market in immaculate condition throughout.

Key Features

- 3 Double bedrooms
- 2 Bathrooms + Cloakroom
- Driveway
- Residents gym and swimming pool
- 24-Hour concierge
- Council Tax: E
- Service charge: £2,000 p/a
- EPC: B

The Property

This stunning home, built by Berkeley Homes in 2016, comes with all the benefits of Kidbrooke Village, gaining access to the residents gym & swimming pools, the use of the 24-hour concierge and both the business centre, offering both meeting rooms and a WFH space as well as the cinema room.





Accommodation

Set over three floors, and boasting three separate outdoor spaces, the accommodation comprises; a driveway with built-in storage for bikes. The dining room is situated to the front of the property as you enter, and benefits from floor to ceiling windows flooding the room with natural light. The reception space is in the middle and is a generous size at 26'4 x 14'4 flowing effortlessly through to the kitchen at the rear, finished with high-quality stone worksurfaces, integrated appliances and ample storage space with base and wall units. Completing the ground floor, there is some extra under stairs storage and a larger than average toilet / utility room with hand basin, toilet & washer / dryer.

To the first floor, there are two bedrooms, a balcony and a family bathroom. The bedroom situated to the front of the property is a generous double at 14'1 x 9'8 with panelled wall and large windows. The bedroom to the rear of the property is a similar size, but the current owners are using it as a home office, with a door leading out to the private balcony, perfect for sitting out in the summer months. The family bathroom has been well maintained and is laid out with toilet, hand basin & bathtub.

To the second floor, there is a large main bedroom with en-suite as well as access to the terrace with stairs leading up to the large private roof garden. The main bedroom is a large double room boasting ample built-in wardrobe space. The en-suite bathroom has been arranged with toilet, hand basin and bathtub, with storage space next to the mirror in the bathroom. Off of the landing, is access to the private terrace, which leads up to the stunning roof garden, which has been fully irrigated for ease of watering the plants and offers excellent privacy having been completely laid with artificial lawn, and fenced off offering an excellent space to entertain friends and family in the summer months.

Tenure: Leasehold
Service Charge: £1,100 Every 6 Months
Ground Rent: £1
Council Tax: E









Handley Drive, London, SE3

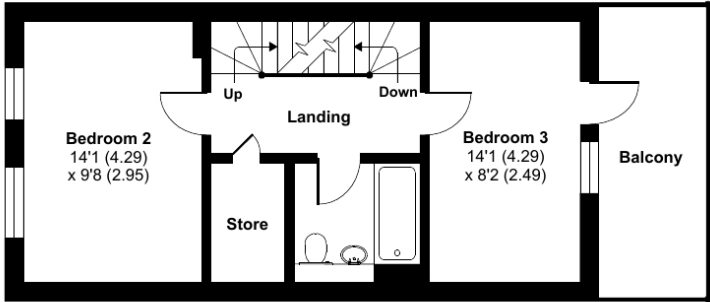
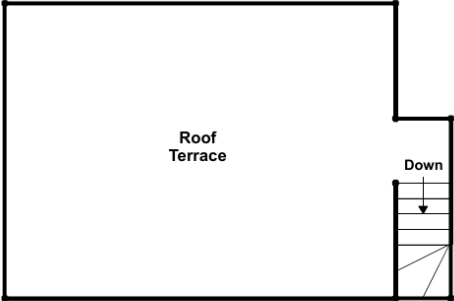
Approximate Internal Area = 1231 sq ft / 114.4 sq m

Stores = 6 sq ft / 0.5 sq m

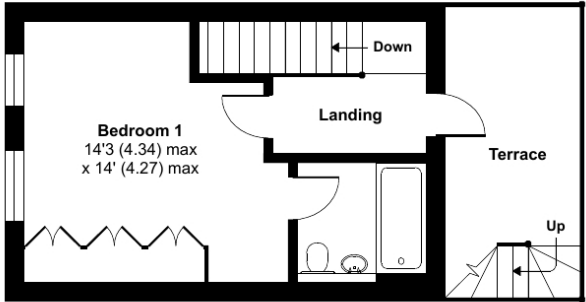
Total = 1237 sq ft / 114.9 sq m

Balcony / Terrace = 541 sq ft / 50.2 sq m

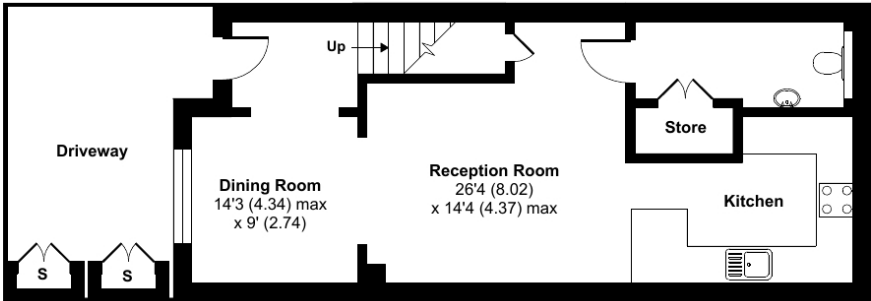
For identification only - Not to scale



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for JLL Residential. REF: 1106200

22 College Approach, Greenwich, London, SE10 9HY

Sales, Lettings & Property Management

Tel: 020 8858 9986

residential.jll.co.uk

