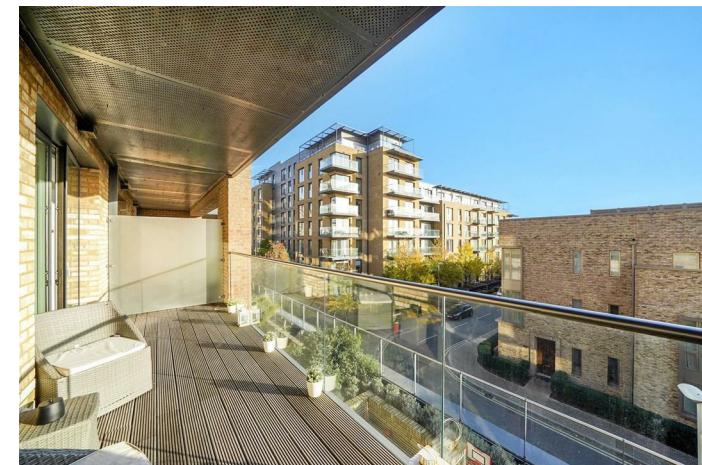




FLAT 74 MERLIN COURT LONDON, SE3 9BW

£475,000
LEASEHOLD

This modern, bright and high specification, two double bedroom apartment situated on the 2nd floor of Merlin Court within the new Kidbrooke Village development. Offering easy access to the green spaces of Cator Park, the property also benefits from having its own allocated underground car parking space.

The property itself comprises of a large open plan living, dining and kitchen area with floor to ceiling height windows leading to a large private balcony/terrace area. The modern, fully fitted kitchen is finished to a very high standard and includes a built in dishwasher, washing machine and good-sized fridge/freezer. There are two large double bedrooms, a family bathroom and separate shower room, off of the main bedroom. Residents of the development also gain full access to the on-site gym and swimming pool, as well as use of the on-site private cinema, business centre and concierge service.

This development sits just 0.2 miles from Kidbrooke train station, which will get you to London Bridge station in just 15 minutes. .

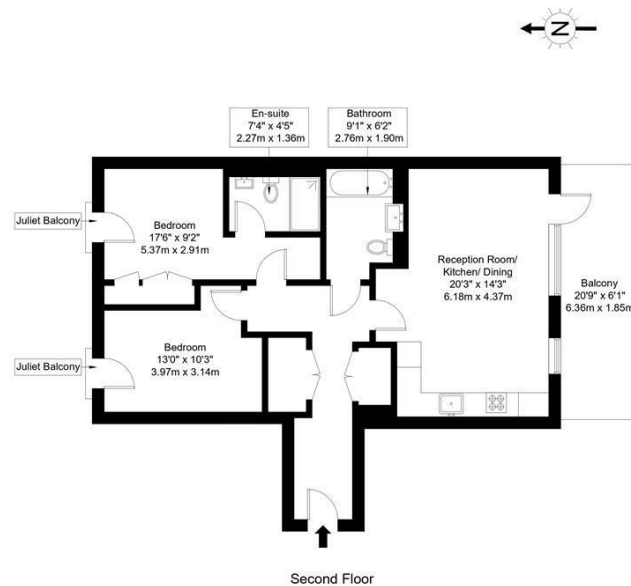
DouglasPryce

Handley Drive, SE3 9BW

Approx Gross Internal Area = 71.56 sq m / 770 sq ft

Balcony = 11.77 sq m / 126 sq ft

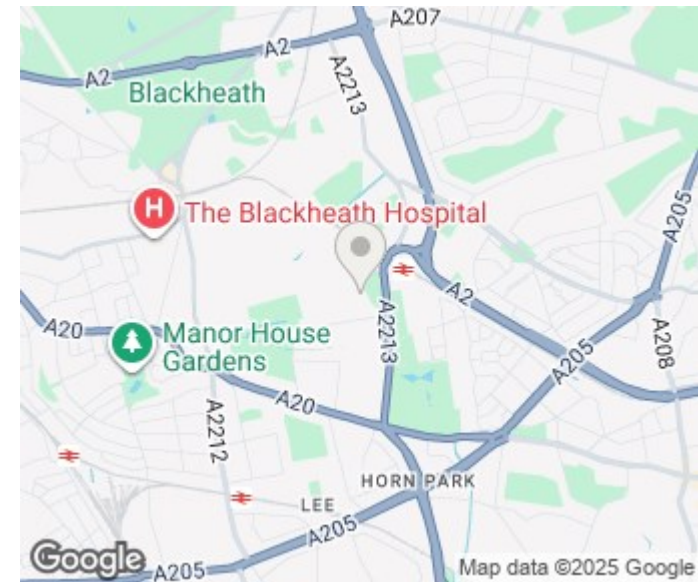
Total = 83.33 sq m / 896 sq ft



Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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