



RAPHAEL AGBANDJE POWERED BY **exp** <sup>TM</sup> UK

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## Campbell Court, 3 Embury Road, London SE9 6BT

£500,000

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- Chain Free
- Two Double Bedrooms
- Main Bedroom with En-Suite
- Decked Balcony
- Kitchen with integrated Appliances
- Shared Access and Views Over a Podium Landscaped Garden
- Concierge Services and Residents Gym
- Allocated Parking
- Overlooks Sutcliffe Park (Nature Reserve)
- Close to Kidbrooke Rail Station

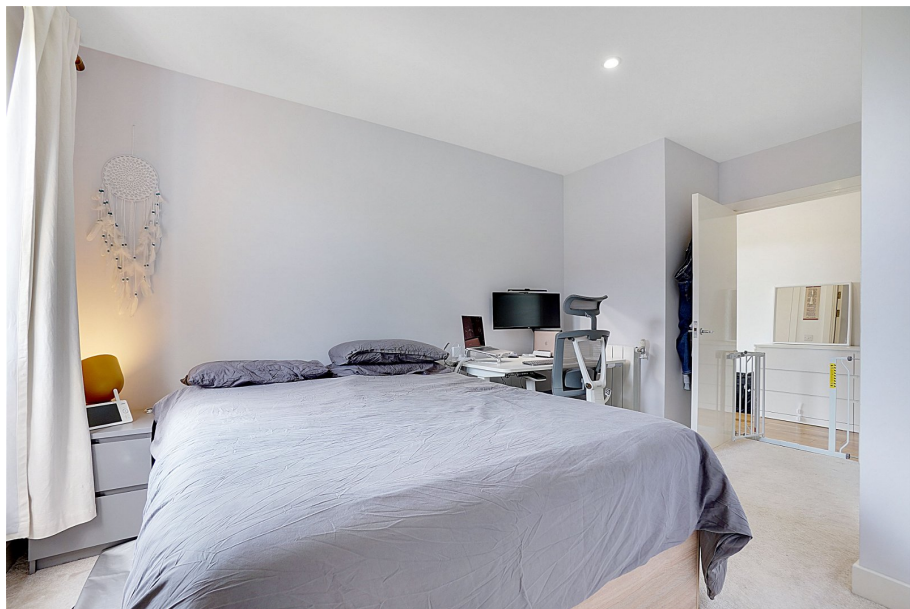


This stunning two-bedroom apartment in the popular Kidbrooke Village development offers the perfect blend of style, comfort, and convenience. Flooded with natural light, the apartment boasts an open-plan layout that creates a spacious and inviting atmosphere.

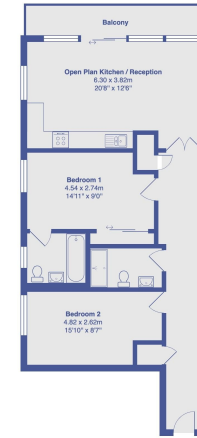
The modern kitchen features integrated appliances. Step outside onto your private decked balcony and enjoy stunning views overlooking Sutcliffe Park with its beautiful green mature landscape. The park is also a nature reserve – the perfect spot for relaxing with a cup of coffee or al fresco dining.

Both bedrooms are well-proportioned, with the main bedroom offering an en-suite bathroom. As a resident, you'll also have access to concierge services and a state-of-the-art gym – all within the comfort of the development.









Campbell Court, 3, Embury Road, Eitham, SE9 6BT  
 Total Area: 76.3 m<sup>2</sup> ... 822 ft<sup>2</sup> (excluding balcony)  
 All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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