

Brookbanks

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01322 666452

www.brookbanksonline.co.uk

sales@brookbanksonline.co.uk



Tudway Road

London, SE3 9FL

£545,000

Fourth Floor

Right to Park in Secure Area

Close to Station

Three Bedroom Apartment

En-Suite Bathroom

Ideal for First Time Buyers

Tel: 01322 666 452 Email: sales@brookbanksonline.co.uk
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We are pleased to present this spacious 4th floor, three bedrooms, two bathroom apartment in the popular Kidbrooke Village development with secure parking, 24hr concierge and gym. With easy access to onsite Kidbrooke train station which runs to London stations all of which are positioned on the main London Underground lines. The development provides a vast amount of parkland and in the immediate vicinity an array of convenient shops, bars and restaurants with neighbouring areas including Blackheath Village and Greenwich, both featuring an array of boutiques, restaurants and bars. What should prove an ideal first time/investment purchase with views over Sutcliffe Park, spacious open plan living, dining and kitchen area with floor to ceiling height windows and the kitchen fully equipped to a very high standard including a dish washer, fridge/freezer, oven, hob, extractor and microwave. The master bedroom has a dressing area of fitted wardrobes, modern en-suite bathroom, two further double bedrooms and a separate shower room and washer/dryer provided in the utility room your earliest viewing comes highly recommended.



ACCOMMODATION

Communal Entrance

Part glazed communal door. Stairs or lift to fourth floor apartment.

Entrance Hall

Entrance door. Wood laminate flooring. Two storage cupboards. Utility cupboard with plumbing for washing machine and wall mounted boiler

Lounge/Dining/Kitchen 20' 8" x 13' 9" (6.29m x 4.19m)

Double glazed full height window to rear. and part double glazed door to balcony. Double glazed window to side. Wood laminate flooring. Radiator. Range of white wall and base units with Quartz work surface over with integrated 1.5 stainless steel sink unit and mixer tap. Oven, hob extractor, dishwasher, microwave and fridge freezer to remain.

Balcony

Decked with views over Sutcliffe park.

Bedroom One 16' 11" x 11' 1" (5.15m x 3.38m)

Double glazed window to rear. Carpet, Radiator. Full height fitted sliding door wardrobes. Door to en suite bathroom.

En Suite Bathroom 7' 6" x 6' 7" (2.28m x 2.01m)

Three piece white suite comprising: panelled bath with bath filler, mixer shower over, wash hand basin and low level wc. Ceramic tiled flooring. Heated towel rail. Part tiled walls. Extractor fan.

Bedroom Two 16' 11" x 8' 10" (5.15m x 2.69m)

Double glazed window to rear. Carpet. Radiator

Bedroom Three 12' 6" x 7' 4" (3.81m x 2.23m)

Double glazed window to side. Radiator. Carpet.

Shower Room 7' 6" x 5' 7" (2.28m x 1.70m)

Three piece white suite comprising: double sized shower unit with mixer shower over, tiled walls and sliding door, wash hand basin and low level wc. Heated towel rail. Ceramic tiled flooring. Part tiled walls. Extractor.

Secure Parking

Secure allocated parking (To be verified by Vendor's solicitor)

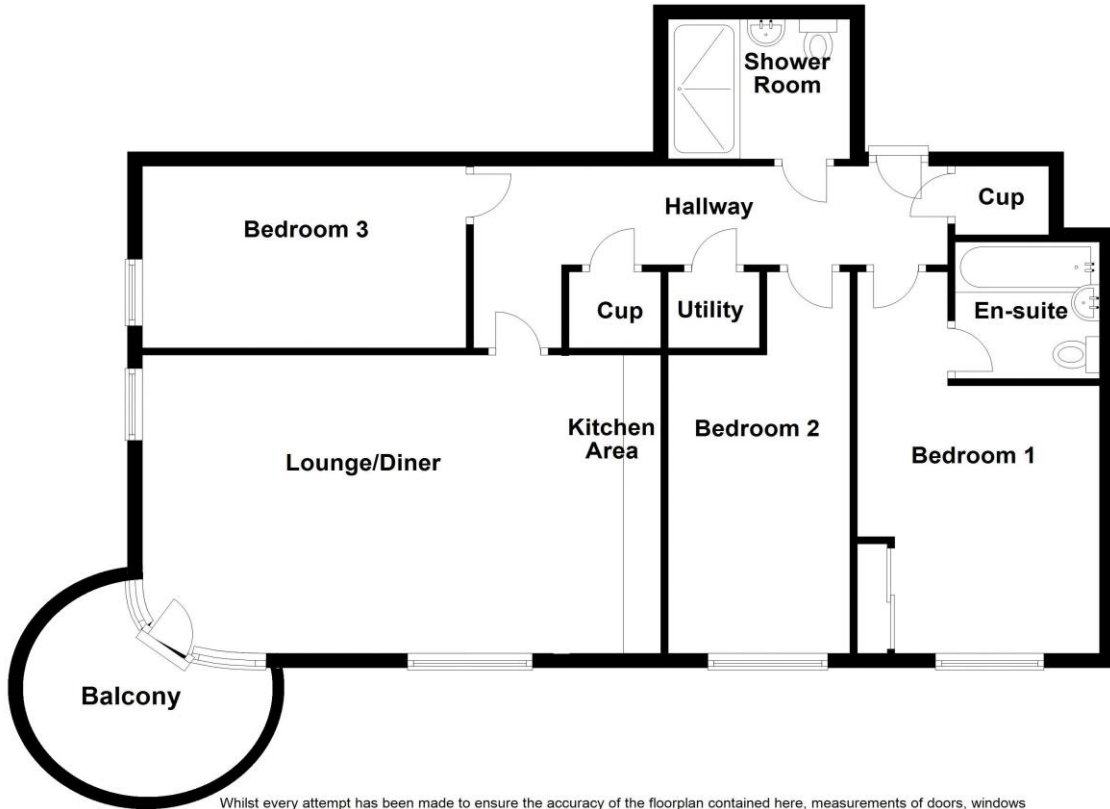
Lease Details

Lease remaining 987. Service charge £5,200.00 & Ground rent £400.00 PA *Please note that all of this information needs to be confirmed by your solicitor*





Fourth Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser/ tenant. The services systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

Plan produced using PlanUp.

EPC Rating: B

Council Tax Band: E

Viewers notes...

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if travelling some distance. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. Please be advised that some of the particulars may be awaiting vendor approval. Please contact the branch who can provide confirmation if required.