



PRICE GUIDE

£300,000

Kidbrooke Park Road

London, SE3 9FZ

Guide Price - £300,000 - £315,000

Lovely one bedroom apartment in sought after award winning Berkeley homes development in Kidbrooke Village.

This 4th floor stylish apartment in Cottam house comprises an open plan living and kitchen space with integrated appliances, private balcony with stunning views overlooking Cator park. One double bedroom with built-in wardrobes, and modern bathroom

Fantastic location in the the Royal Borough of Greenwich, Kidbrooke Village has the benefit of on site Gym, 24 hour concierge, bike storage, on site shops bars, restaurants and coffee shops . Kidbrooke Station (Zone 3) is only a two minute walk, with excellent transport links into the City.

This stunning property is an ideal first time buy or Investment .

Offered chain free

Council tax Band C

Leasehold: 994 years

Service Charge: £2,218 per annum

Ground Rent: £300 per annum



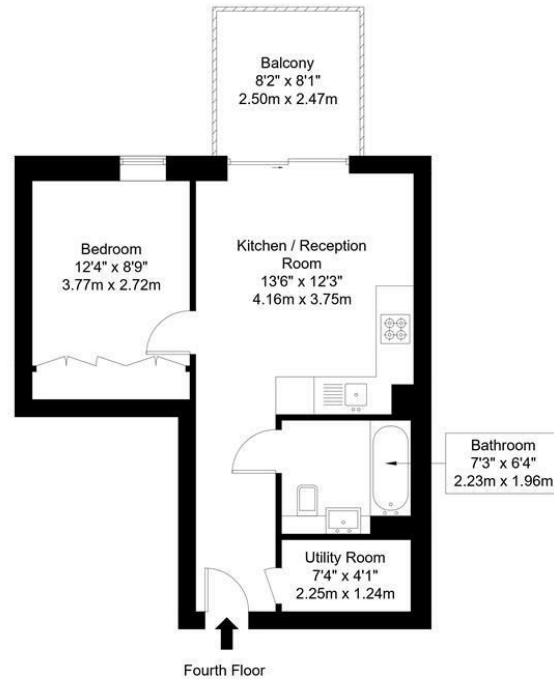


Kidbrooke Park Road, SE3 9FZ

Approx Gross Internal Area = 39.42 sq m / 424 sq ft

Balcony = 6.17 sq m / 66 sq ft

Total = 45.59 sq m / 490 sq ft



Ref :

Copyright **BLEUPLAN**

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. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
Copyright @ BLEUPLAN

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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

OFFICE ADDRESS
88 Cheshire Street
London
E2 6EH

OFFICE DETAILS
0207 739 6969
info@peachproperties.com
www.peachproperties.com