



PRICE GUIDE

£405,000

2 Ottley Drive

London, SE3 9FJ

An absolutely stunning two bedroom two bathroom apartment set within the exclusive and sought after development of Kidbrooke Village near Cater Park SE3.

This second floor apartment features a fully fitted stylish kitchen with integrated appliances, a large open plan living room with a private balcony offering lovely views of the park and neutral modern decor and flooring. There is a very good size master bedroom with build in wardrobe and it benefits from stylish en-suite bathroom, second spacious double bedroom, main family modern bathroom and an utility/storage cupboard.

This wonderful development includes on site facilities such as a supermarket, 24hr concierge service, bars, cafes and restaurant . Also has added benefit of a resident's gymnasium. Conveniently situated just a short walk from Kidbrooke Overground station (15 mins to London Bridge) and also 15 minutes to Blackheath Village.

Offered chain free

Lease - 989 Years

Ground Rent- £350

Service Charge - £4050



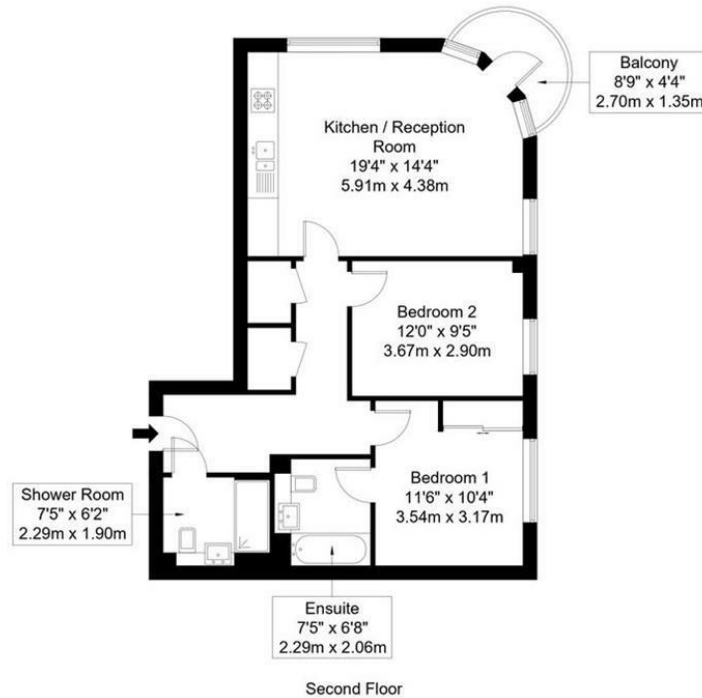


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Approx Gross Internal Area = 70.82 sq m / 762 sq ft

Balcony = 3.12 sq m / 34 sq ft

Total = 73.94 sq m / 796 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. 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.
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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

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