



Campbell Court, Embry Road, Kidbrooke Village, SE9 6BT

£Leasehold

At over 800 sq. ft. this exceptional one bedroomed flat is very much larger than usual on the development, it is in fact the same size as the hugely more expensive two bedroom/two bathroom flats. Not only does it enjoy exceptionally generous floor area, it also has the beautiful feeling of space, afforded by the 9' high ceilings throughout. The flat is superbly situated on the ground floor, but with a slightly elevated private terrace fronting Sutcliffe Park and the added benefits of the 24hour concierge service and gymnasium being located within this block. In addition to the private terrace, there is a beautifully landscaped residents' roof garden and a reserved parking space in the internal carpark both accessed by lift. Sutcliffe Park is a large and lovely Green Flag public park, Nature Reserve and Sports Centre.

The kitchen, fitted with gloss grey units, under granite worksurfaces with 'Bosch' integrated appliances, is open-plan to the dining/living area, the whole space being flooded with natural light from the full wall of glazed doors, opening onto the private terrace that directly fronts Sutcliffe Park.

The Accommodation Comprises:

Entrance Hall, Kitchen/Living Room, Bedroom, Bathroom, Utility Room, Private Terrace, Double Glazing, Door Entry-Phone, Residents' Roof Garden, Concierge, Gym, Allocated Parking, No Chain.

EPC: C Council Tax Band: C Greenwich

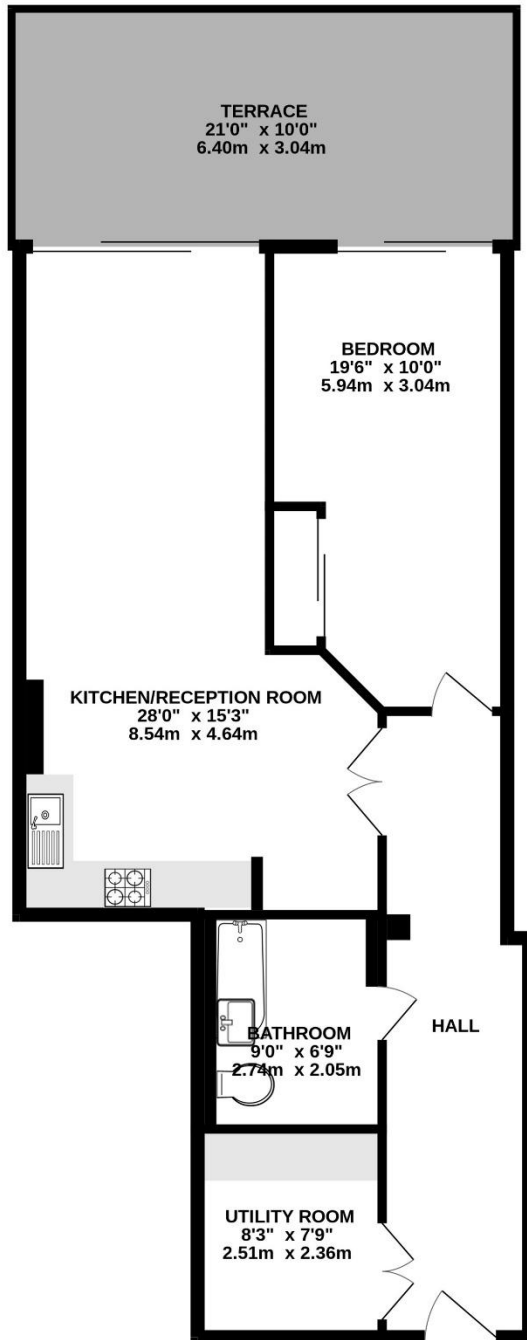
Lease Term: 998years from 01/01/2011

Ground Rent: £387 p.a.

Maintenance: £4732.66 p.a.



GROUND FLOOR
808 sq.ft. (75.1 sq.m.) approx.



TOTAL FLOOR AREA : 808 sq.ft. (75.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We have prepared these particulars in good faith to give a broad description of the property. Please note that we have not tested any of the services or appliances but have relied upon our own brief inspection and information supplied to us by the vendor. The buyer is therefore advised to obtain verification from their solicitor or surveyor.