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## Maltby House, Ottley Drive



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Asking Price £315,000



Situated within the highly sought-after Maltby House development, this well-presented one-bedroom apartment offers modern living in a convenient and well-connected location.

### Key Features

- Chain-free sale
- One-bedroom apartment
- Spacious open-plan kitchen/living area
- Private balcony accessed from both the living area and bedroom
- 24/7 Concierge Service
- Modern Bathroom
- Excellent transport links into Central London
- Walking distance to Kidbrooke station
- Close to local amenities and extensive green spaces
- EPC rating B
- Tenure: Leasehold

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Offered to the market chain-free and ready for immediate occupation, this beautifully presented one-bedroom apartment is situated within the sought-after Maltby House development in the heart of Kidbrooke Village.

Designed for modern living, the property features a spacious open-plan kitchen and living area, providing a bright and welcoming space for both relaxation and entertaining. Large doors open directly onto a private balcony, creating an excellent extension of the living space and offering the perfect spot to enjoy your morning coffee or unwind after a busy day.

The generous double bedroom benefits from a built-in storage cupboard and also enjoys direct access to the balcony, enhancing the sense of space and natural light throughout the apartment. A contemporary bathroom is finished to a high standard, while a practical utility room located off the entrance hallway provides valuable additional storage and laundry facilities.

Residents of Maltby House benefit from a 24/7 concierge service, offering added convenience, security and peace of mind, further enhancing the appeal of this modern development.

Maltby House forms part of the thriving Kidbrooke Village development, renowned for its excellent transport links, local amenities, and abundance of green open spaces. Kidbrooke Station is just a short walk away, providing regular services to London Bridge in approximately 15 minutes, as well as direct routes to Victoria, Charing Cross, Waterloo East and Cannon Street. Connections to Canary Wharf are also easily accessible via the DLR from Lewisham.

Residents benefit from a growing village centre offering a range of everyday conveniences, including a Sainsbury's supermarket, pharmacy, doctor's surgery, dentist, cafe and bar, all within walking distance of the property.

For those who enjoy the outdoors, the apartment is ideally positioned close to Cator Park and the neighbouring nature reserve, with the expansive green spaces of Sutcliffe Park, Blackheath and Greenwich Park all within easy reach.

This exceptional apartment presents an ideal opportunity for first-time buyers, downsizers, investors or commuters seeking contemporary London living in a well-connected and highly desirable location.

### Entrance Hall

1.42m x 3m (4'8" x 9'10")

Welcoming entrance hallway providing access to all accommodation and benefiting from a useful storage cupboard.

### Kitchen / Living Area

3.75m x 6.54m (12'4" x 21'6")

A bright and spacious open-plan living area incorporating a modern fitted kitchen with a range of wall and base units, work surfaces and integrated appliances. Ample space for both living and dining furniture with doors opening onto the private balcony.

### Bedroom

3.22m x 4m (10'7" x 13'1")

Generous double bedroom featuring a built-in storage cupboard and direct access to the balcony via glazed doors.

## Bathroom

1.68m x 2.31m (5'6" x 7'7")

Modern three-piece suite comprising panelled bath with shower over, wash hand basin and low-level WC, finished with contemporary fittings.

## Utility Room

1.08m x 1.11m (3'6" x 3'7")

Practical utility space with plumbing for laundry appliances and additional storage.

## Balcony

4.52m x 2.13m (14'10" x 7'0")

Private balcony accessed from both the living area and bedroom, providing an excellent outdoor seating space.

## Agent Notes

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They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

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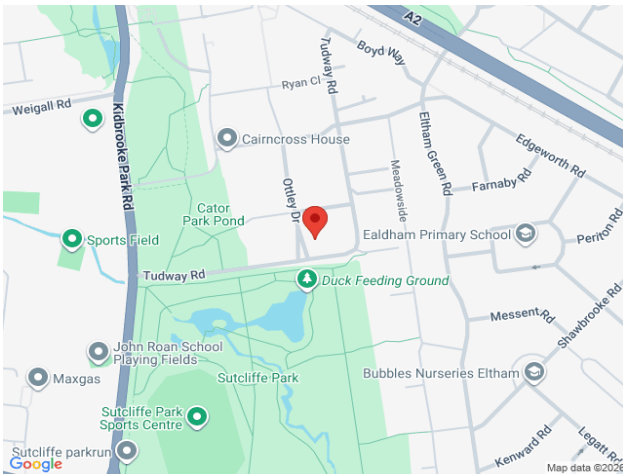
**Approximate total area<sup>(1)</sup>**  
535 ft<sup>2</sup>  
49.7 m<sup>2</sup>

**Balconies and terraces**  
81 ft<sup>2</sup>  
7.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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