Chattertons

Est 1893

£289,995

Wallace Court, Kidbrooke, SE3 9EQ



- Blackheath Quarter at Kidbrooke Village
- Ultra Modern Living Environment
- Balcony
- Lift service and Classy communal areas
- Under Floor Heating
- 24 Hour Concierge
- Indoor Swimming Pool
- On Site State of the Art Gym
- Less than 5 minutes to Kidbrooke Mainline Station
- Cinema Room





PRICE BAND £350,000 - £360,000

Welcome to the **ULTIMATE MODERN LIVING ENVIRONMENT** with **24 HOUR CONCIERGE** and **HI TECH GYM** and **INDOOR SWIMMING POOL** on site for **EXCLUSIVE use for RESIDENTS**, welcome to the **BLACKHEATH QUARTER** the most sought after part of the **EXTREMELY POPULAR KIDBROOKE VILLAGE**.

This is a **SECOND FLOOR** apartment presented in **SHOW HOME CONDITON** and featuring a **HIGH END "Villeray & Boch"** bathroom, modern kitchen, large **DOUBLE BEDROOM** with **FLOOR** to **CEILING WINDOWS**, lounge with **BALCONY**. The whole apartment is climate controlled with energy efficient **UNDER FLOOR HEATING** and the **DÉCOR** is **MODERN** and **CONTEMPORARY.**

Less than 5 Minutes away is **KIDBROOKE MAINLINE STATION** which provides **ZONE 3** access to **LONDON** and surrounded by **ACRES** of **GREEN OPEN SPACES** including **SUTCLIFFE PARK.**

By car the **02 ARENA** and **CANARY WHARF** are close by and **KIDBROOKE VILLAGE** continues to grow every day with the **BIG PLANS** coming together beautifully.

As a resident you will have access to **24 HOUR CONCIERGE** so the days of missing parcels, will be long behind you as well as access to the **ON SITE** fitness suite which includes **INDOOR HEATED SWIMMING POOL** and **STATE of THE ART GYM** and if you are feeling slightly less energetic you can hire the **CINEMA ROOM** (for free) to kick back and watch a movie.

Perfect for a busy **FIRST TIME BUYER** or perhaps even a **BTL** investor as the future for this development is certainly bright.



Communal Entrance
Entry phone system, high class entrance with tiled floors, subtle heating, decorative foliage, art pieces, lift and stairs to the upper floor.

Second Floor
The communal hallway is reminiscent of an excellent quality hotel.

Entrance Hall
Modern contemporary flooring, spotlights, large storage cupboard with plumbing for washing machine, hot water tank.

Lounge/Kitchen 22' 1'' x 11' 1'' (6.73m x 3.38m)
Double glazed doors to balcony, contemporary flooring, spotlights, open plan to kitchen with modern suite with handless wall and base units with granite work surface, sink unit with mixer taps and spray tap, built in "Neff" oven and hob with extractor hood, integrated fridge freezer, under counter and up lighting.

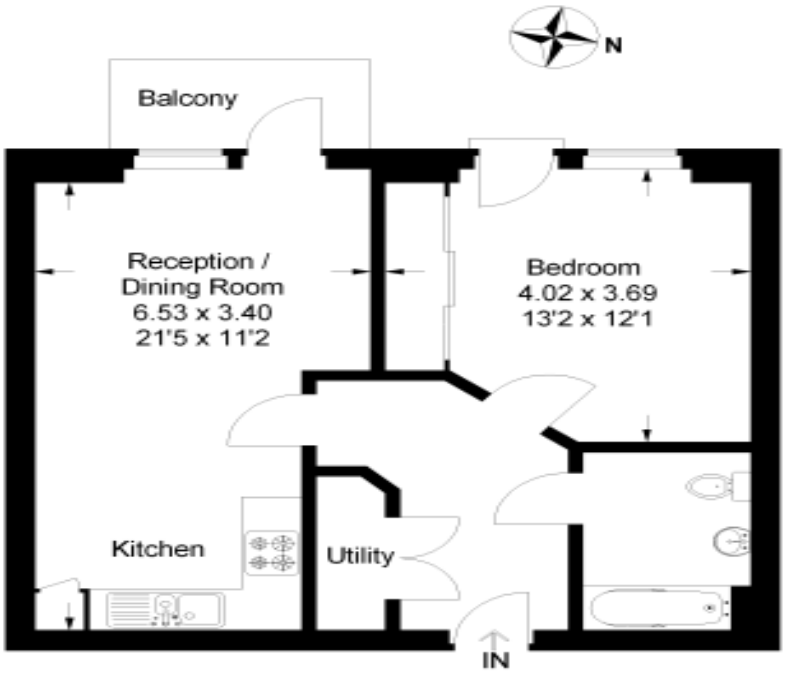
Bedroom 12' 5'' x 10' 2'' (3.78m x 3.10m)
Floor to ceiling double glazed windows with tilt and turn motion allowing for complete opening with glass screen protector, integrated wardrobes to one wall, spotlights, carpet.

Bathroom
"Villeray & Bosch" suite including bath with mixer taps, shower attachment and shower screen, wall hung wash hand basin, wall hung w.c, Chrome heated towel rail, large medicine cupboard.

24 Hour Concierge
High class concierge thoughtfully decorated with modern furniture, front desk manned 24 hours a day 7 day a week, equipped for parcel acceptance and day to day support.

Wallace Court, Tizzard Grove SE3

Approximate Gross Internal Area
49.5 sq m / 533 sq ft



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2016 (ID275232)







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All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended / converted as to Planning approval and Building Regulation compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed.

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