

Edith Cavell Way, London, SE18 4JY



£300,000 Leasehold

****CALLING ALL INVESTORS AND FIRST TIME BUYERS****

An elegant two double bedroom apartment for sale situated in the heart of Kidbrooke, SE18. This development is located only a short proximity to many main line stations, amenities and includes the added benefit of communal gardens, resident parking and a private balcony.

We highly recommend viewing this property

MISREPRESENTATION

Measurements are approximate. No responsibility is taken for error or omission or miss statement in these particulars, which do not constitute an offer or contract. No representation of warranty is made or given during negotiations in these particulars or elsewhere.

Property Description



Ivory and Hatton are delighted to offer this elegant two double bedroom apartment for sale situated in the heart of Kidbrooke, SE18.

This modern property comprises of two large double bedrooms, two bathrooms (one of which is an en-suite of the master bedroom), semi-open plan kitchen and a spacious lounge leading to a private balcony over-looking the courtyard and perfect for entertaining guests.

Located on Shooters Hill, This property is within a short proximity to many main line stations, including; Kidbrooke, Eltham, Charlton and Woolwich Dockyard, just to name a few. There are also a few bus routes that pass by the development, including the 89, 486, N89, 161 and 244.

**** This is an ideal Investment or First Purchase ****



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		80	84
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		77	80
England & Wales		EU Directive 2002/91/EC	

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Total area: approx. 63.4 sq. metres (682.9 sq. feet)

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to correctness to each statement. Any areas, measurements or distances quoted are approximate.
Plan produced using PlanUp.

Tenure and Outgoings

Lease: APPROX 86 years *
 Service Charge: APPROX £220.00 Monthly *
 Ground Rent: APPROX £75.00 *
 Council Tax: London Borough of Greenwich *

***as advised by vendor**



Viewing strictly by appointment with Selling Agent

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