



Noble House, Ottley Drive, Kidbrooke Village | SE3 9GF



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Guide Price £450,000-£460,000

Leasehold

EPC = B

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Ottley Drive, Kidbrooke Village

A stunning two bedroom first floor apartment set in the Kidbrooke Village Development. Benefitting from allocated parking, on-site gym, concierge and easy access to Kidbrooke mainline station.

Property Features

- 26ft Open Plan Kitchen/Living/Dining Room
- Modern Kitchen Units
- Modern Bathroom Suite
- Private Balcony
- Convenient Location
- Chain Free



Interior

Communal Entrance: Entry phone system and lift to all floors.

Entrance Hall: Entry phone system, wood style laminate flooring, built in storage cupboard and utility cupboard plumbed for washing machine.

Living Room: 4.7m x 3.3m (15'5" x 10'10") Open to kitchen, door leading to private balcony and wood style laminate flooring.

Kitchen/Dining Area: 3.3m x 2.2m (10'10" x 7'3") Fitted with a range of modern wall and base units with complimentary work surfaces. Integrated Fridge/freezer, dishwasher, oven, hob and filter hood. Wood style laminate flooring and part tiled walls.

Bedroom 1: 4.5m x 2.7m (14'9" x 8'10") Carpet as fitted.

Bedroom 2: 4.2m x 3.1m (13'9" x 10'2") Carpet as fitted.

Bathroom: Fitted with a white three piece suite comprising of a cistern enclosed WC, vanity wash hand basin, panelled bath with shower over and glass shower screen. Vinyl flooring and part tiled walls.

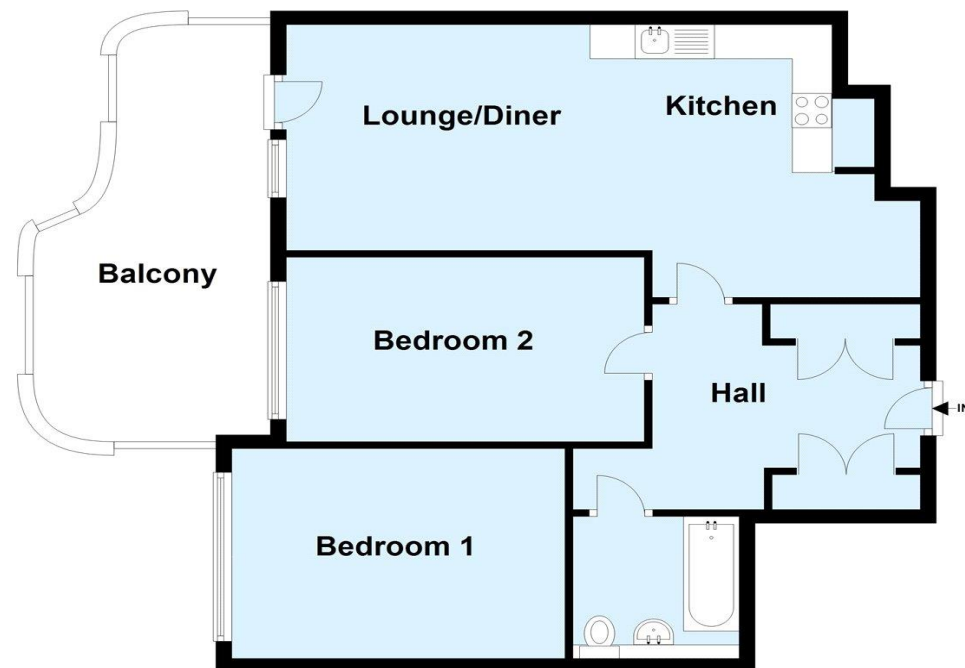
Exterior

Private Balcony: Decked balcony.

Allocated Parking: Secure underground parking. One allocated space.

Communal Gardens: Mainly laid to lawn with flower and shrub borders.

First Floor



Plan produced using PlanUp.





Property Location

Ottley Drive, SE3 9GF



Leasehold Information

Original Lease: Approx 125 Years from 1st April 2017

Unexpired Lease: Approx 122 Years Remaining

Current Ground Rent: £425 Per Annum (maybe subject to upward reviews)

Next Ground Rent Review Date: TBC

Service Charge: Approx £348.90 Per Month

Additional Information

Please note this property has a 10 year build Premier Guarantee

Please note this property is also being advertised shared ownership

Please note that the current owner purchased the property on a shared ownership basis and will be staircasing their share to 100% upon completion of the sale.

**FOR MORE INFORMATION
CONTACT US TODAY.**

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