



Tudway Road | London, SE3 9GG

 2  1  1 Asking Price £460,000 Leasehold

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# Tudway Road, London

New to the market and available at full market value or a 25% share is this beautifully presented light and airy two bedroom second floor apartment located within the increasingly desirable Kidbrooke Village.

## Property Features

- CHAIN FREE
- 24 Hour concierge
- Access to fully fitted gym
- Remainder of 10 year build Premier Guarantee
- Lockable bike storage
- Large balcony
- Contemporary decor



## Interior

**Entrance Hall** Entrance door, wood laminate flooring, storage cupboard housing plumbing for washing machine and space for tumble dryer, entryphone system, radiator

**Open Plan Lounge/Kitchen** 6.48m x 5.05m (21'3" x 16'7") Double glazed window and door to rear leading to large decked balcony, further double glazed window to side, laminate wood flooring, radiator, spotlights, range of wall and base units with work surfaces above, electric oven and hob, integrated fridge and freezer, integrated dishwasher, stainless steel splashback, breakfast bar, laminate wood flooring, spotlights

**Balcony** Decked, lighting, slatted balustrades, views over communal gardens

**Bedroom 1** 4.17m x 2.77m (13'8" x 9'1") Double glazed window to rear, radiator, carpet

**Bedroom 2** 4.17m x 2.06m (13'8" x 6'9") Double glazed window to rear, radiator, carpet

**Bathroom** Panelled bath with overhead thermostatic shower and glass screen, concealed cistern WC, wall mounted wash hand basin, part tiled walls, tiled floor, heated towel rail

**EPC rating:** B

**Council tax** – Band D







### Leasehold Information

The vendor advises us of the following:

Original lease term: 125 Years from April 2017

Unexpired lease term: 120 Years (approx)

Service charge: £327.28 per month (approx)

Ground rent: TBC

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### Additional Information

The apartment is less than half a mile away from Kidbrooke Station, where various transport links make an ideal location for central London commuters. The station boasts regular services to London Bridge (16 mins), Waterloo East (22 mins), Cannon Street (25 mins), Victoria (31 mins) and Canary Wharf (34 mins). There are also two bus routes that run through Kidbrooke Village serving Lewisham through to Woolwich as well as a direct link between Kidbrooke Village and North Greenwich allowing easy access to the Jubilee line. Blackheath is less than two miles away with a good selection of shops, bars, cafes and restaurants, and Greenwich is less than three miles away.

### Property Location

Tudway Road, London, SE3 9GG



FOR MORE INFORMATION  
CONTACT US TODAY.

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