



Maltby House, Tudway Road, Kidbrooke Village, SE3

Asking Price: £280,000



Maltby House, Tudway Road, Kidbrooke Village, SE3

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

A superb Manhattan apartment, located on the second floor of Maltby House in the Kidbrooke Village development.

This flat is ideal for professionals with a modern kitchen, large balcony, good storage and excellent transport links into Canary Wharf, London Bridge and Victoria making this an ideal location. The property also benefits from a 24-hour concierge, residents' gym, swimming pool and communal gardens.

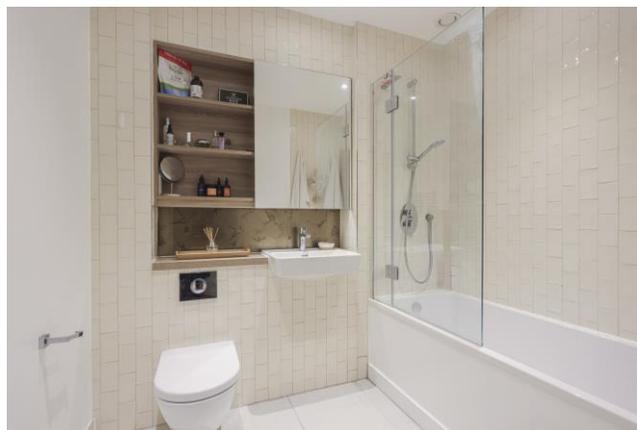
The flat benefits from a good sized living space, fully fitted kitchen and modern bathroom. There is also a large balcony with stunning views which is a great place to relax after a long day in the office. Be part of this new London lifestyle, as Kidbrooke Village benefits from having its own Zone 3 station with access to London terminals such as London Bridge and Charing Cross.



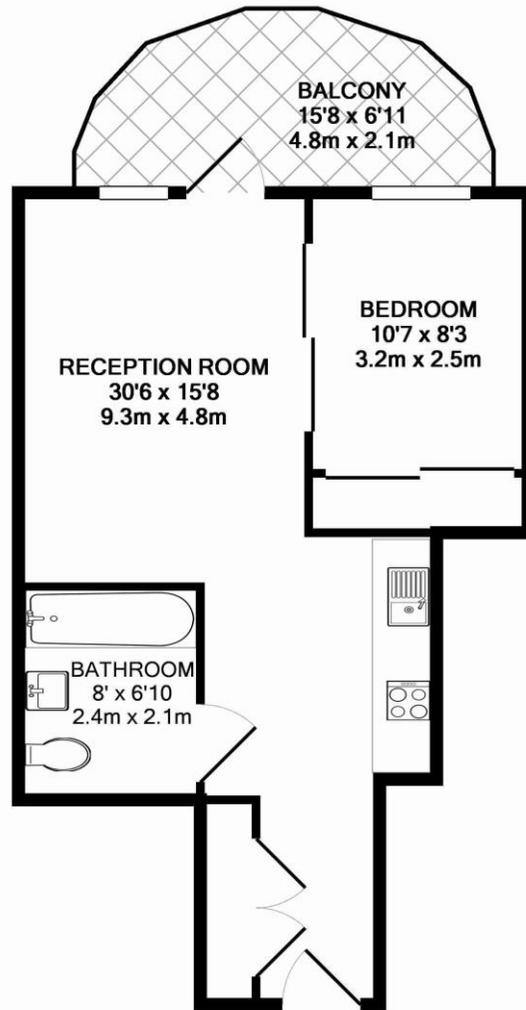


Property Features:

- Manhattan Apartment
- Third Floor
- 451 Square Feet (Approx.)
- Private Balcony
- Bright and Airy
- 24 Hour Concierge
- Communal Garden
- Concierge & Residents Only Gym
- Surrounded By Parkland
- Kidbrooke Station (Zone 3)



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MALTBY HOUSE, KIDBROOKE VILLAGE, SE3
TOTAL APPROX. FLOOR AREA 451 SQ.FT. (41.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating

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

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£280,000
Tenure:	Leasehold Expires 01/01/3010 Approximately 985 Years Remaining
Ground Rent:	£300.00 (per annum) for the year 2024
Service Charge:	£2,312.30 (per annum) to June 2024
Anticipated Rent:	£1,400.00 pcm Approx. 6.0% Yield

Viewings:

All viewings are by appointment only through our Woolwich Office.

Our reference: BEA220515

T: 020 7740 3050

E: woolwich.sales@benhams.com

W: www.benhams.com

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