



Cottam House, Kidbrooke Park Road, Kidbrooke, SE3

Asking Price: £450,000

Benham
& Reeves

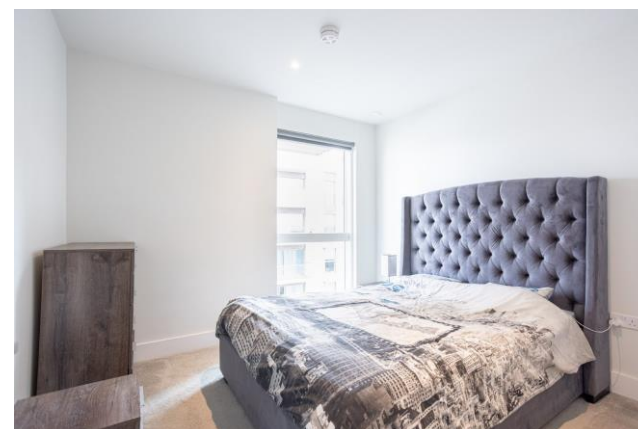
Cottam House, Kidbrooke Park Road, Kidbrooke, SE3

 2 Bedroom (s)  1 Bathroom (s)  Leasehold

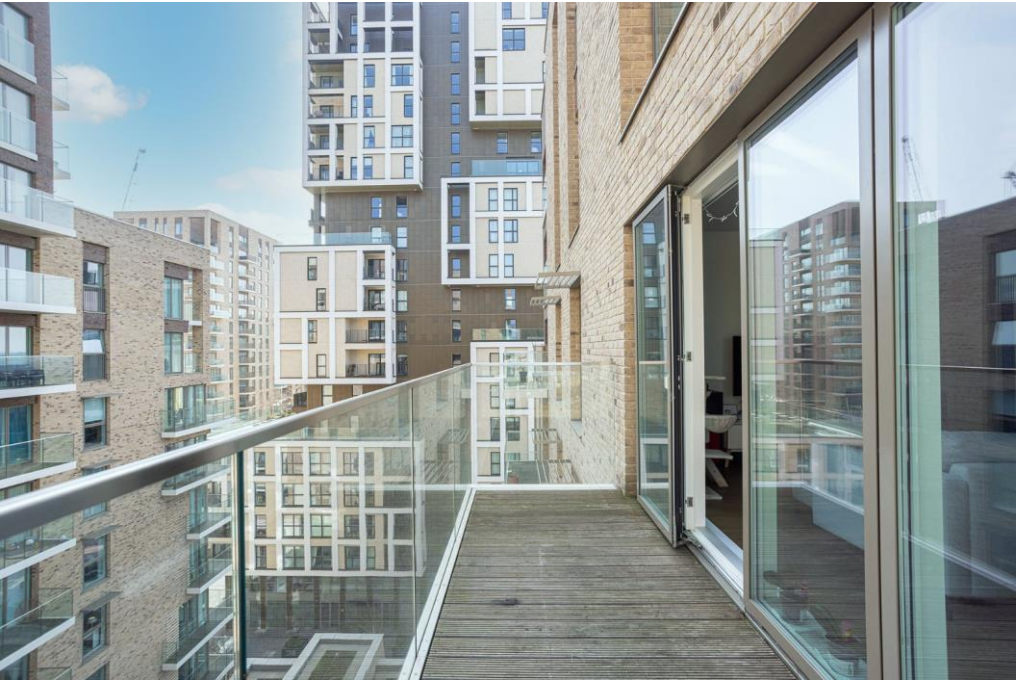
A modern two bedroom apartment located in Cottam House, Kidbrooke Village. Situated on the 9th floor and spanning an approximate 670 square feet, this fabulous apartment comprises an open-plan living room with a modern fitted kitchen and integrated appliances and two well-proportioned double bedrooms with a contemporary 3-piece family bathroom. Additional benefits include wooden flooring in the living room.

Residents of Cottam House are serviced by a host of amenities with the exclusive club house facilities of the Blackheath Quarter including gym and concierge as well as being positioned within walking distance of Kidbrooke station, surrounded by greenery and local shops and supermarkets.

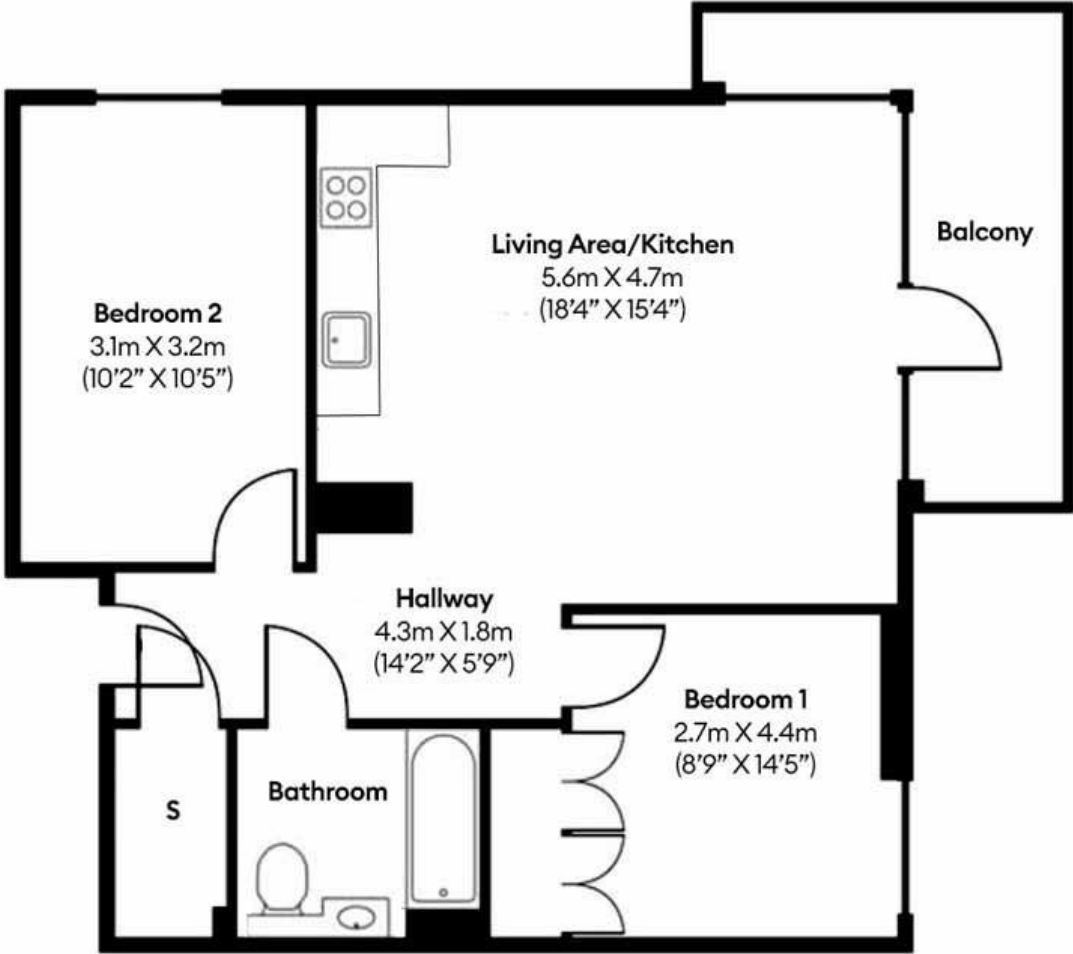
- Two Double Bedrooms
- One Bathroom
- 9th Floor
- 670 Square Feet (Approx.)
- Open Plan Kitchen
- Balcony View to Central London
- Residents Gym and 24 hours Concierge
- Kidbrooke Train Station (Zone 3)



Cottam House, Kidbrooke Park Road, Kidbrooke, SE3



9th Floor Total Gross Internal Area 62.3 Sq/m - 670.5 Sq/ft



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	86	86
(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	

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Terms & Conditions:

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

Asking Price:	£450,000
Tenure:	Leasehold Expires 31/12/3016 Approximately 991 Years Remaining
Ground Rent:	£375.00 (per annum) for the year 2025
Service Charge:	£3,958.08 (per annum) for the year 2025
Anticipated Rent:	£2,000.00 pcm Approx. 5.3 % Yield

Viewings:

All viewings are by appointment only through our Woolwich Office.

Our reference: SUR220007

T: 020 8051 0700

E: woolwich.sales@benhams.com

W: www.benhams.com

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan
Singapore | South Africa | Turkey

