



Let **UK** Home

2 Bedrooms

Flat

Located in London

£500,000



info@letukhome.co.uk

<https://www.letukhome.co.uk/>

01795 358 886



31 Tizzard Grove London

SE3 9DH



Let UK Home are delighted to offer this stunning two bedroom apartment in Merlin Court located in Kidbrooke Village development.

The flat comprises a spacious open kitchen with a stylishly attached dining area, a magnificent living room leading to a large private balcony, two bright double bedroom(master with wardrobe and en-suite) and one modern family bathroom.

Residents of this exceptional development will have exclusive use of concierge and gymnasium. Furthermore, residents will also benefit from an unrivalled selection of shops, bars, restaurants, leisure facilities, green space and beautiful courtyards.

The entire development is built among three major parks: Sutcliffe Park, South Cator Park and North Cator Park, which can fully meet the needs of residents for outdoor activities. Pegler Square, in the heart of Kidbrooke Village, is a vibrant central hub with many amenities including supermarkets, bars, gyms, health centres, estate agency, footpath, cycle path and Kidbrooke railway station, which greatly meet the living needs of residents.

31 Tizzard Grove London

£500,000 Leasehold



- 24h Security
- The Gym
- 3rd Floor

- Concierge Service
- Private Balcony
- EPC Rating: B



Merlin Court Two Bedroom

Second, Third, Fourth,
Fifth and Sixth Floor

Total Area:	78.63 SQ M	846 SQ FT
Living/Dining/Kitchen	6810mm x 4730mm	22'4" x 15'6"
Bedroom 1	4740mm x 3350mm	15'6" x 10'11"
Bedroom 2	3350mm x 3170mm	10'11" x 10'5"
Balcony	6220mm x 1410mm	20'5" x 4'7"



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3F 2 Eastbourne Terrace

Paddington

London

W2 6LG

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Council Tax Band: D

Local Authority:

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		87	87
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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