

Let **UK** Home

**2 Bedrooms**

**Flat**

**Located in London**

**£525,000**



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

01795 358 886



## 29 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. Priced as a two-bedroom but offering three-bedroom-sized living space.

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.

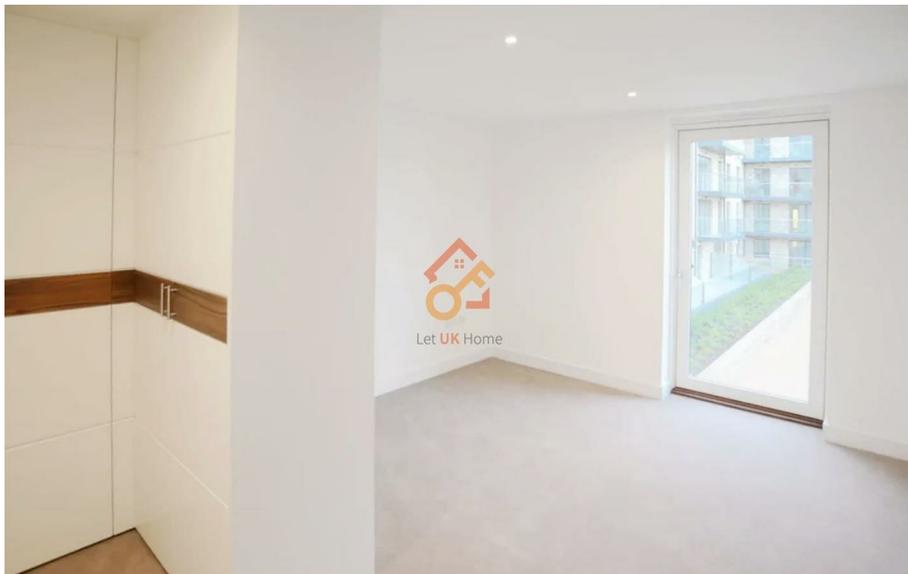
# 29 Tizzard Grove London

## £525,000 Leasehold



- 2nd Floor
- Concierge Service
- Private Balcony

- 24h Security
- The Gym
- EPC Rating: B



Tizzard Grove,  
London, SE3

Approximate Gross Internal Area  
**933 sq.ft / 86.6 sq.m**

Approximate Gross External Area  
**174.7 sq.ft / 16.23 sq.m**

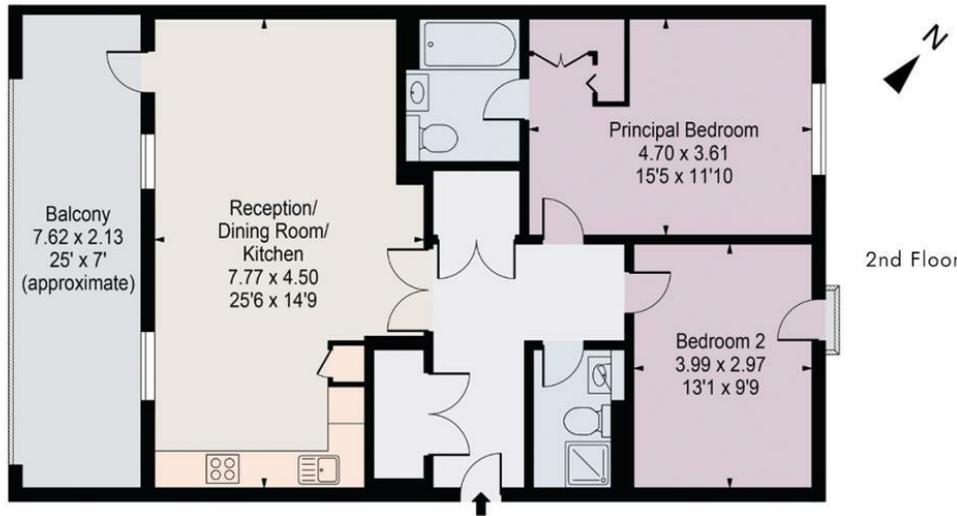


Let **UK** Home

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Paddington  
London  
W2 6LG

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This floorplan is provided for illustrative purposes only and is not to scale. While every effort has been made to ensure accuracy, all measurements and layout details are approximate and should not be relied upon as a statement of fact. Prospective buyers or tenants are advised to verify all details independently.

**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) <b>A</b>			
(81-91) <b>B</b>		88	88
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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