



**Grayston House, 19 Astell Road, SE3 9FN**

Price:  
£ 535,000

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Price: £ 535,000 2 bedroom house

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## OVERVIEW

**\*PRICED FOR A QUICK SALE\*** Spacious two bed two bath apartment with **PARKING** included! Spread over (775 Sq. Ft) with arguably the best views of Blackheath in the building! Set within Grayston House, a phase of the extremely sought after Kidbrooke Village, perfectly located within the heart of the village offers the perfect setting, with all amenities nearby and just a short walk to Kidbrooke Station.

The property comprises of a large open plan living area with a modern integrated Kitchen boasting high spec Neff appliances. The living/dining area is bright and spacious leading to a large balcony overlooking the forthcoming Piazza. The upper floor consists of two large, bright double bedrooms with the Master benefiting from built in wardrobes and a three-piece bathroom suite. Both bedrooms benefit from floor to ceiling windows and Juliette balconies. The property also comes with a parking space located in the underground car park.

## KEY FEATURES

- Skyline, pond & park views!
- 775 sqft plus Balcony Space
- 1x Underground Parking Space
- Great Investment Product
- Furniture included!
- Estimated ground rent: £3500 pa
- Tenure: Leasehold 996 Years
- Estimated service charge: £33.00 psf
- Currently let for £3380 Per week
- Viewings Welcome!

Total Area:	72.0 SQ M	775 SQ FT
Living/Dining/Kitchen	7,035mm x 3,660mm	23' 0" x 12' 0"
Bedroom 1	3,350mm x 3,340mm	10' 11" x 10' 11"
Bedroom 2	3,855mm x 2,605mm	12' 7" x 8' 6"





