



EBI



ERNEST-BROOKS

Westbrook Court, Kidbrooke Grove, SE3 0LN

Price:
£ 324,000

Westbrook Court, Kidbrooke Grove, SE3 0LN

Price: £ 324,000 1 bedroom house

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OVERVIEW

A charming and spacious one bedroom apartment situated on the ground floor of an impeccably maintained purpose built block. With a communal garden, this property offers plenty of charm and space.

The spacious living at the front of the property features a fireplace and windows that flood the room with natural light. Just off the living room is a smart contemporary kitchen which benefits from a brand new gas hob and boiler. Positioned at the rear of the property is the well-proportioned bedroom. The bathroom has been finished to an extremely high standard and features a bathtub and is stylishly tiled throughout.

KEY FEATURES

- One Bedroom Apartment
- Well Proportioned Apartment
- 465 sq. ft
- Communal Gardens
- Purpose Built Block
- Located Close to Parkland
- Rural Living Close to the City
- Key Regeneration Area
- Affordable Service Charge & Ground Rent
- *AVAILABLE TO VIEW 7 DAYS A WEEK*

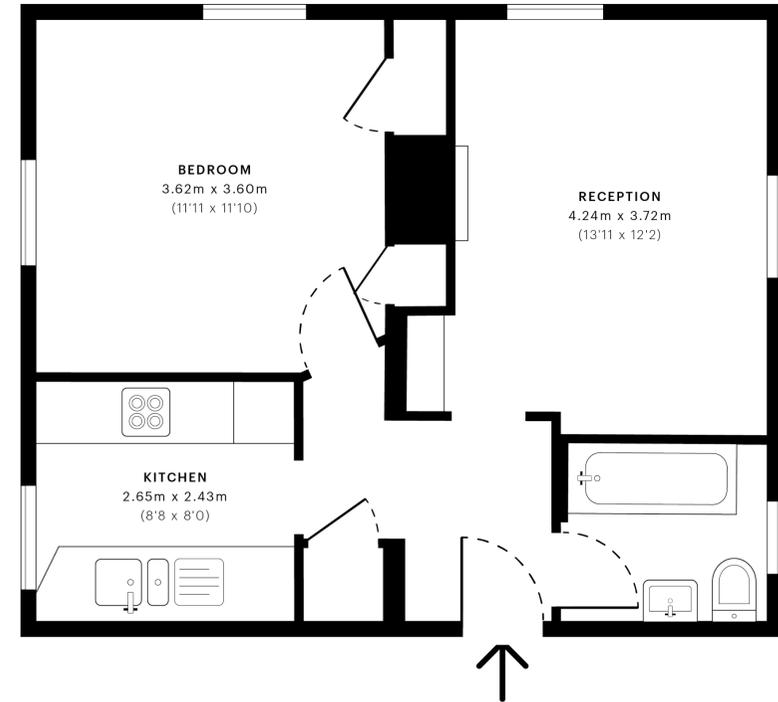


Westbrook Court, SE3

CAPTURE DATE 16/01/2021 LASER SCAN POINTS 1,385,066

GROSS INTERNAL AREA

46.24 sqm / 497.72 sqft



GROSS INTERNAL AREA (GIA) The footprint of the property 46.24 sqm / 497.72 sqft	NET INTERNAL AREA (NIA) Excludes walls and external features Includes washrooms, restricted head height 43.20 sqm / 465.00 sqft	EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. 0.00 sqm / 0.00 sqft	RESTRICTED HEAD HEIGHT Unlimited use area under 1.5 m 0.00 sqm / 0.00 sqft
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Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 47.15 sqm / 507.52 sqft
IPMS 3C RESIDENTIAL 44.15 sqm / 475.23 sqft

sPEC ID: 5ffdc5ab8f2ea0dc58bcc4b

Energy Performance Certificates

