



Dowding Drive, Kidbrooke Village SE9  
Guide price £575,000

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**Description:**

This fabulous three bedroom duplex property really is a 'must see' home and beautifully maintained by the current owners. Situated on the prestigious Berkeley Homes Kidbrooke Village development, this really is a great place to live. On the ground floor is the first double bedroom with built in wardrobes and a large en-suite with bath and shower above. There is a huge storage room which also doubles up as a utility room so extremely beneficial. Now up to the second floor where you are in for a real treat as the open plan kitchen/ living area is very grand, spacious and feels very peaceful. The kitchen is fully integrated and the living room has patio doors across the whole of the living room which leads onto the private, west facing patio. There is a gate from here, which leads onto the stunning communal gardens with gorgeous fountains which really does make this feel like a special place with views of Sutcliffe Park. Also on this level is the Master Bedroom and Bedroom 3 is a further double which the current owners have made into an office/guest room. There is also another extremely high spec bathroom with a state of the art flat screen TV and beautiful floor to ceiling tiles. The property also has Control 4 installed. The property also benefits from secure underground parking, a 24 hour Concierge Service who collect any parcel deliveries for you, has a laundry and ironing service, a stylish lobby area and the development has cctv throughout. There is also a fully equipped gym on site. There is an athletics track in Sutcliffe Park and the David Lloyd Health Club is also close by. There is a Sainsbury's Local next to Kidbrooke Station which is very well placed for commuters being just 0.4 of a mile away. If you are looking for an immaculate, contemporary style home, then this is it.



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**Directions:** From Blackheath Village, follow the B212 to Eltham Road A/20. Stay on the Eltham Road to Eltham Green Road. With the McDonalds restaurant coming up towards you on your right, turn left before the traffic lights/roundabout onto Eltham Green Road. Take the first left turn onto Dowding Drive and Connigham Court is**Tenure:** Leasehold

Lease term 999 years from

**Ground Rent:** 250**Service Charge:** 3000**Council Tax Band:** D - £1283.91

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**Room Dimensions:**

**Ground Floor**

Hall	<b>2.70 x 2.63</b>
Bedroom 2	<b>4.33 x 2.95</b>
Store Room/Utility Room	<b>3.60 x 2.65</b>
Front Garden	<b>5.76 x 1.83</b>

**First Floor**

Reception Room	<b>6.78 x 6.67</b>
Master Bedroom	<b>3.34 x 2.90</b>
Bedroom 3	<b>3.20 x 2.69</b>
Patio	<b>5.65 x 2.37</b>



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(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			
England & Wales		76	77
EU Directive 2002/91/EC			

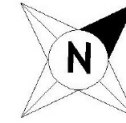
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		87	87
EU Directive 2002/91/EC			

Please contact the branch for a complete copy of the EPC document



# Connington Court

APPROX. GROSS INTERNAL FLOOR AREA 1281 SQFT / 119 SQM.



This is for guidance only, not to scale and must not be relied upon as a statement of fact.  
Attention is drawn to the notice on these particulars.

## IMPORTANT NOTICE

jdm must advise that although every effort has been made to ensure the accuracy of these details they form no part of any contract and are issued without any responsibility on the part of the agents or vendor. Photographs may have been taken using a wide angle lens. Any floor plans shown are not to scale. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained. We have not carried out a survey of the property nor have we tested any services, systems or appliances at this property. We strongly recommend that all the information we provide is verified by yourselves on inspection and by your Surveyor and Solicitor or Legal Adviser.

jdm recommends Independent Mortgage Advice. For help with your mortgage please contact your local branch. Your home may be repossessed if you do not keep up repayments on your mortgage. Written quotations available on request.

**jdm Blackheath Village**

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**jdm**  
LETTINGS