



3 bed house (unspecified) to buy

Ryan Close, London, SE3 9GE

£525,000 Starting Bid

 x 3  x 2  x 2

Tenure

Leasehold

Allocated parking

Property features

 EPC Rating B

Key Information

- ✓ Council Tax: Band F
- ✓ EPC Rating: B
- ✓ Heating supply: Community Scheme
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

Arrange a viewing

Vinny Dadhria
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Online Auction, Immediate 'exchange of contracts' available
Being sold via 'Secure Sale'

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Set across three well-planned storeys, this spacious modern townhouse offers versatile living within the vibrant Meridian Gate development in Kidbrooke Village, complete with its own dedicated parking space.

The main entrance leads into a ground-floor hallway with access to a front-facing double bedroom, a dedicated utility room, and a cloakroom/WC. The first floor dedicated entirely to living and entertaining features an expansive open-plan kitchen and reception room. The kitchen is equipped with ample counter space and integrated appliances, while double doors open out directly to the private rear garden. The top floor houses two additional double bedrooms, including a generous principal bedroom and a well-proportioned third bedroom with an en-suite shower room, alongside a family bathroom.

Accommodation Breakdown

- Ground Floor: Entrance Hallway, Double Bedroom, Utility Room, Guest Bathroom
- First Floor: Open-Plan Kitchen / Reception Room, Rear Garden
- Second Floor: Principal Bedroom, Bedroom with En-Suite Shower Room, Family Bathroom
- Exterior / Parking: Rear Garden, Allocated Parking Space

Location & Amenities

The property benefits from access to luxury residents' amenities, including a 24-hour concierge, private gym, and swimming pool. It is conveniently placed for Kidbrooke main line station, providing regular, swift services into London Bridge, Waterloo East, Charing Cross, and Victoria. The surrounding green spaces of Cator Park, Blackheath Common, and Greenwich Park are all within easy reach, alongside the boutique shops, cafes, and restaurants of nearby Blackheath Village.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer.

Council Tax Band: F

Tenure: Leasehold

Length of Lease: 990

Annual Service Charge Amount: £3,411.00

Price: Starting Bid £525,000

Property Type: House (unspecified)

Parking: Allocated

Year built: 2018

Construction materials: Brick and block

Roofing type: Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Restrictions: No

Heating: Community Scheme

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		92
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Ryan Close, London, SE3 9GE

Contact your local branch today for more information on this property:

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