



Guide Price £250,000
**Halton Court, Cranfield Walk, London,
SE3 9EX**

**Christopher
Russell**
PROPERTY SERVICES



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Christopher Russell LLP. Registered in Cardiff. Partnership No. OC329088

Guide Price £250,000 to £265,000.

Situated on the third floor, this impressive two-bedroom apartment offers bright and spacious accommodation, featuring an open-plan reception room with a defined dining area, a modern fitted kitchen, and access to a generously sized private balcony overlooking beautifully landscaped communal gardens and the central lake.

Both bedrooms are well-proportioned doubles, providing excellent comfort and flexibility. Located in the highly desirable Kidbrooke area, the property enjoys close proximity to expansive green spaces, as well as a wide selection of shops, cafés and restaurants within Kidbrooke Town Centre.

Outstanding transport links are also nearby, with Kidbrooke Station just a short walk away.

The apartment is available exclusively to residents aged 55 and over under a shared ownership scheme, allowing the purchase of a 75% share with no rent payable on the remaining 25%, which is managed by Southern Housing Association.

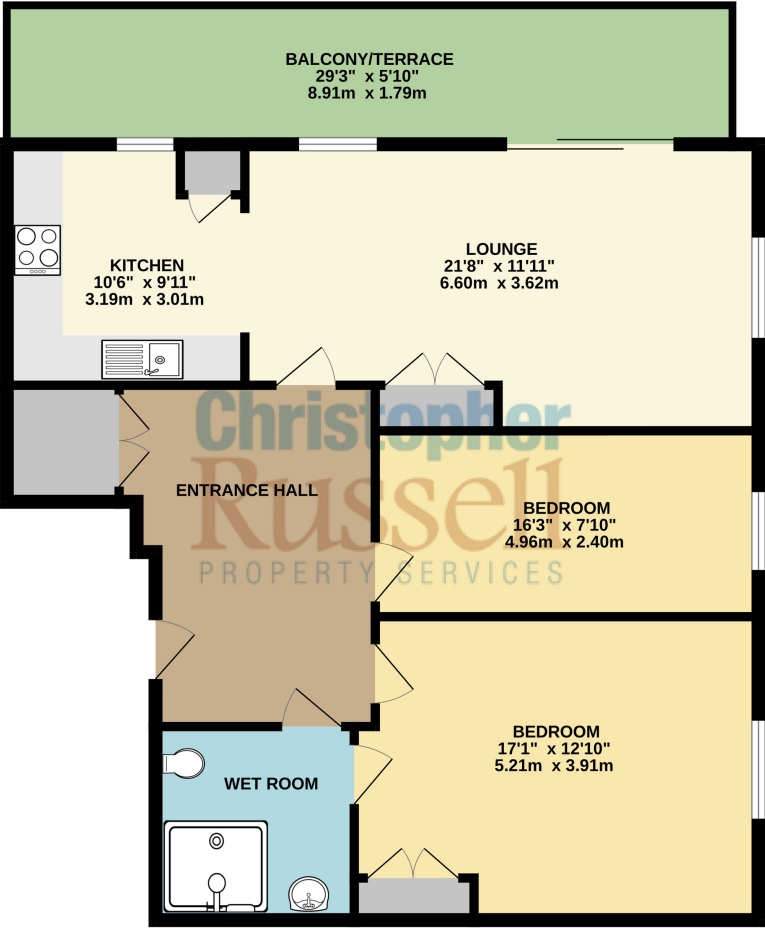
The development has been purpose-built for over-55s and is thoughtfully designed with accessibility in mind, making it suitable for disabled and wheelchair users as well as downsizers.

Further benefits include a concierge service, on-site hair salon and laundry room.

The lease has approximately 112 years remaining, with service charges of £4,000 per annum.

Council Tax Band D.

GROUND FLOOR
932 sq.ft. (86.5 sq.m.) approx.



TOTAL FLOOR AREA : 932 sq.ft. (86.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	84
(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		