



Flat 302, 10, Gardener House Anderson Road, London, SE3 9GY

Asking Price £580,000



Carnegie

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Handside House, Handside Lane,
Welwyn Garden City, Herts AL8 6TA

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This nearly new 3 bedroom apartment offers a remarkable living experience in one of the city's most desirable areas. Spanning an impressive 1,141 square feet, this flat is one of the largest in the entire development, making it an ideal family home or an exceptional rental investment opportunity. The apartment is on the third floor, is south facing and has a concierge service. Built in 2021, this apartment boasts a fresh and contemporary aesthetic, appealing to those who appreciate modern living. The property also comes with a highly sought-after car parking space, a valuable asset in the bustling city.

The apartment has an open-plan kitchen and living area with three well-proportioned bedrooms and two bathrooms, providing ample space for relaxation and privacy. The modern bathrooms are designed with contemporary fixtures, ensuring comfort and convenience. This property presents a unique opportunity to secure a spacious and modern living space in a prime location, perfect for families and investors alike. Do not miss the chance to make this exceptional property your new home or investment.

Location is key, and this apartment does not disappoint. Just a mere 30 seconds from Kidbrooke station platform, residents can enjoy swift access to London Bridge, with a quick 15-minute journey into the heart of the city. The surrounding area is rich in amenities, with a variety of shops, gyms, and a delightful gastro pub, all within easy reach.

Kitchen Reception Room 23'3" x 18'6" (7.11 x 5.66)

Bedroom 1 18'4" x 14'2" (5.61 x 4.34)

Bedroom 2 12'5" x 9'6" (3.81 x 2.92)

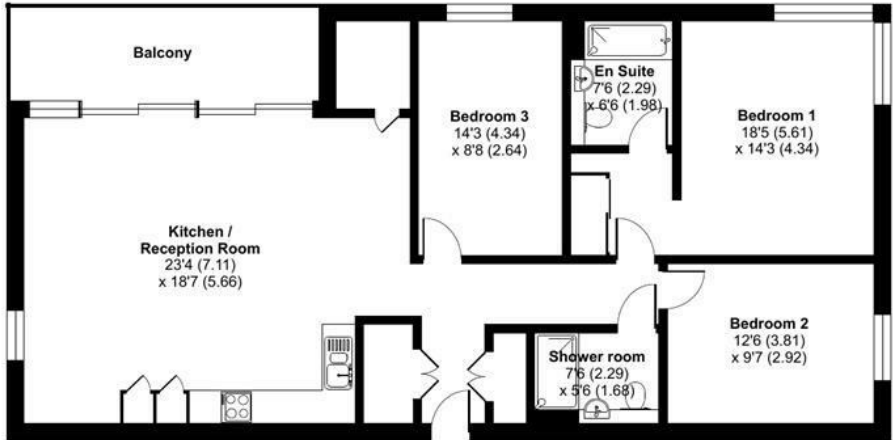
Bedroom 3 14'2" x 8'7" (4.34 x 2.64)



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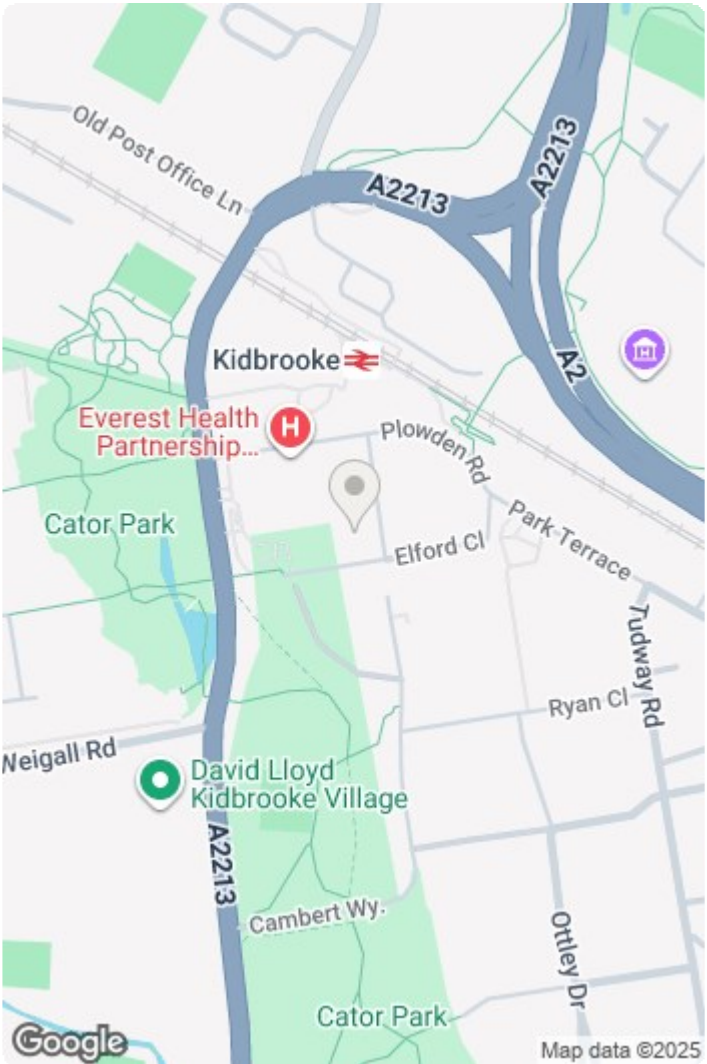
Anderson Road, London, SE3

Approximate Area = 1139 sq ft / 105.8 sq m
For identification only - Not to scale



THIRD FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2025. Produced for L&Q Group. REF: 1255211



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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