



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	87	87
(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		



Disclaimer: All measurements are approximate. No equipment, circuits or fittings have been tested. These particulars are made without responsibility on the part of the Agents or Vendor, their accuracy is not guaranteed nor do they form part of any contract and no warranty is given.
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For further details please visit our website - www.proctors.london



Viewing by appointment with our Bromley Office - 020 8460 4166

Applewood Flat 5, Penthouse Apartment, 5a Woodlands Road, Bickley, Bromley BR1 2GQ

Offers in Region of £1,500,000 Leasehold

- No Onward Chain
- Attractive Woodland Setting
- Stoneham Integrated Kitchens
- Sunny Private Balcony
- 3 Bedrooms & 3 Bathrooms
- Double Bedroom With Fitted Wardrobes
- Garage & Allocated Parking Space
- Lift Access

Applewood Flat 5, Penthouse Apartment, 5a Woodlands Road, Bickley, Bromley BR1 2GQ

We are extremely pleased to be offering for sale this simply stunning penthouse apartment comprising the entire top floor of this exclusive development of just 5 luxury apartments built in 2020.

In a secluded woodland setting within easy walking distance to Bickley Station, Applewood House nestles amongst mature trees and is accessed via a long private driveway from Woodlands Road.

Constructed to the highest specification, the penthouse offers vaulted ceilings, fully integrated Stoneham Kitchens, underfloor heating, luxury bathrooms, a good sized garage and additional separate parking spaces.

Externally the penthouse also has its own private balcony and access to a communal garden with seating area.

Location

To the rear of Orchard House on Woodlands Road and just 100 yards from the Pines Road junction, these delightful apartments are within easy walking distance to Bickley Station for fast and frequent service to London. There are golf clubs at both Chislehurst and Sundridge Park and Virgin Health Club in Bickley, whilst Bluewater Shopping Mall is approximately a half hour drive away.



Entrance Hall & Landing

Video entry, stairs and lift to 2nd floor

Entrance Lobby

Access to private balcony

WC

Fully tiled with WC and hand basin

Living Room

8.3m x 8.0m (27' 3" x 26' 3")
Large vaulted ceiling, herringbone timber floor, up and down lighting, Juliet balcony

Kitchen/Breakfast Room

5.6m x 5.0m (18' 4" x 16' 5")
Stoneham fitted kitchen, Quartz worktops, Siemens appliances, Quooker tap, breakfasting area and separate utility room

Dining Room

4.0m x 8.0m max (13' 1" x 26' 3" max)
Herringbone timber flooring and vaulted ceilings

Bedroom 1

6.2m x 5.1m max (20' 4" x 16' 9" max)
Large bedroom with en-suite, carpet, and fitted wardrobes

Bedroom 1 Ensuite

Oval bath, large walk-in shower, WC and hand basin, fully tiled, illuminated mirror

Bedroom 2

4.5m x 3.8m (14' 9" x 12' 6")
Carpeted and fitted wardrobes
Access to private balcony

Bedroom 2 Ensuite

Large walk-in shower, WC and hand basin, Fully tiled and illuminated mirror

Bedroom 3

3.6m x 5.9m max (11' 10" x 19' 4" max) Carpeted and fitted wardrobes.

Bedroom 3 Ensuite

Large walk-in shower, WC and hand basin, fully tiled and illuminated mirror

Bathrooms

- * Fully tiled
- * Hansgrohe fittings
- * Rouse china sanitaryware
- * Heated towel rails to bathrooms
- * Sensor lighting

Special Features

- * Aluminium, double glazed windows
- * Engineered oak floor to: hall, living room, kitchen & utility
- * Ceramic floor tiles to bathrooms
- * Landscaped gardens
- * BT fibre & Sky Tv connections

Security and Accessibility

- * Lift access
- * Alarm
- * Security cameras
- * Video entry

Plumbing and Heating

- * Air source heat pumps contained in separate utility building
- * Underfloor heating
- * Individual thermostats to all rooms
- * Hot water storage with supplementary electric water heating

Parking and Storage

- * Private driveway
- * Over-size garage
- * Electric charge points
- * Additional dedicated parking space
- * Secure bicycle store
- * Bin store

Lease

- * 150 years from 15.12.20

Council Tax

London Borough of Bromley Band G
For the current rate please visit:
bromley.gov.uk/council-tax/council-tax-guide

Broadband and Mobile

For Broadband coverage at this property, please visit:
checker.ofcom.org.uk/en-gb/broadband-coverage
For Mobile coverage at this property, please visit:
checker.ofcom.org.uk/en-gb/mobile-coverage

Agent's Note:

Details of lease, maintenance etc. should be checked prior to exchange of contracts

The property photographs with added furnishings have been used for illustrative purposes only.

