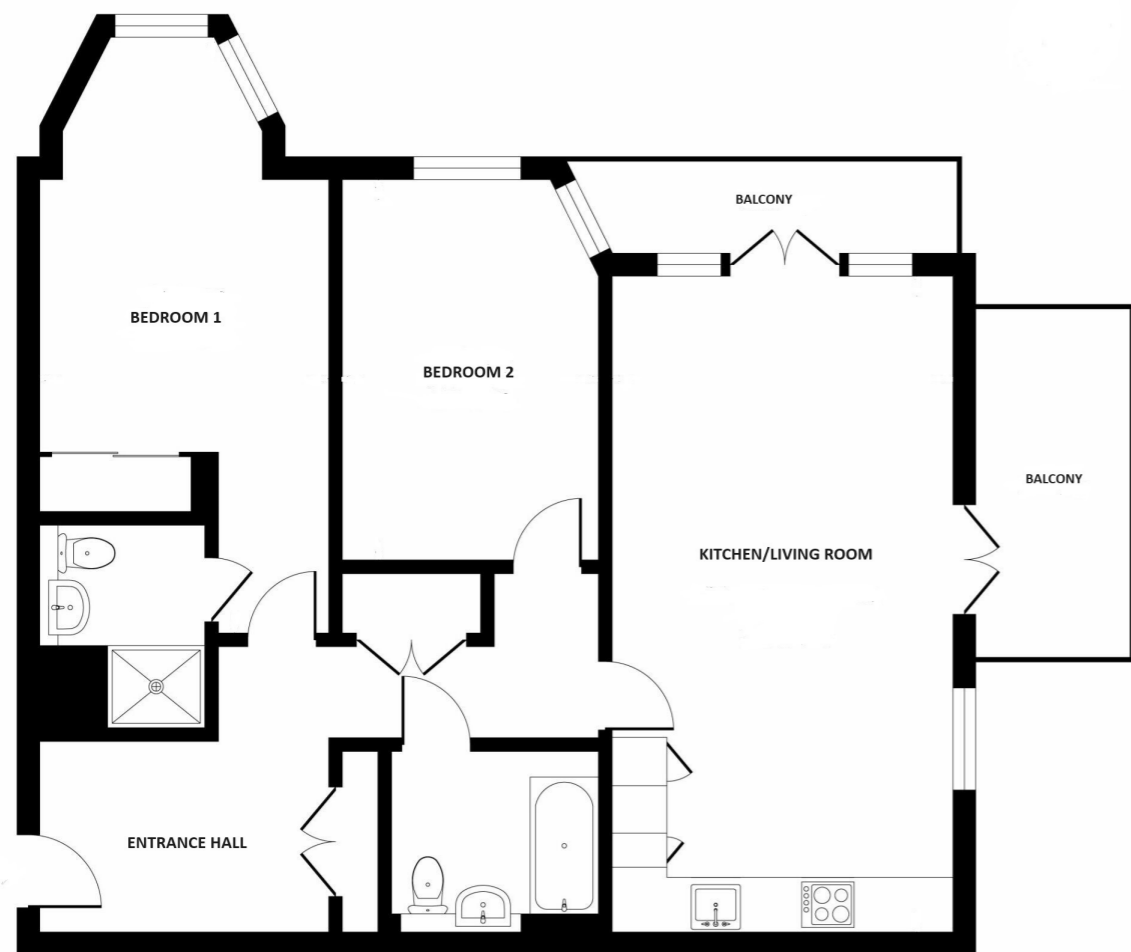


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	84	84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**SECOND FLOOR**



APPROXIMATE GROSS INTERNAL FLOOR AREA 81 Sq.M. (873 Sq. Ft.)



Viewing by appointment with our Bromley Office - 020 8460 4166

18 Matha Court, 16 Marian Gardens, Bromley, Kent BR1 3FH  
**Guide Price £520,000 Leasehold**

- Prestigious Gated Development
- Open Plan Kitchen/Living Room
- 2 Bedrooms
- 2 Bathrooms and En Suite Shower Room.
- Luxury 2nd Floor Balcony Apartment
- 2 Parking Spaces
- Expansive Parkland, EPC Rating B

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.  
 Referral Fees: The businesses trading as Proctors recommend London and Country Mortgages (L&C) for free mortgage advice and may also recommend firms of Solicitors and Chartered Surveyors. It is your decision whether you choose to deal with them and, in making that decision, you should know that we receive referral fees from these companies. For Lettings we employ a Referencing Company and can receive rebates against their charges if tenants or landlords take out various products.  
 For further details please visit our website - [www.proctors.london](http://www.proctors.london)



## 18 Matha Court, 16 Marian Gardens, Bromley, Kent BR1 3FH

This luxury second floor apartment forms part of a prestigious gated development built circa 2015, which includes the Grade 2 listed Hampton Grange, all set within expansive parkland with Sundridge Park Golf Course beyond. This apartment features 2 large balconies and offers fabulous views over the grounds to the rear. Accommodation comprises 2 good size bedroom, with en-suite shower room to bedroom one. There is a spacious entrance hall, with lovely open plan kitchen/living room with 2 balconies and a main bathroom. Features include sealed unit double glazing, gas fired central heating via a community heating and hot water system and video entrance phone. There is a passenger lift to all floors and 2 parking space, including one underground space. Offered chain free.

### Location

Marian Gardens is situated near the junction of Plaistow Lane and Orchard Avenue within easy access of local shops in Freelands Road and Sundridge Park 'Village' together with Sundridge Park railway station serving Lewisham for the DLR, London Bridge, Charing Cross and Cannon Street. There are a number of sought after primary schools within close proximity.



### Ground Floor

#### Communal Hall

Carpeted stairs and lift to 2nd Floor

### Second Floor

#### Hall

3.07m x 2.10m main area (10' 1" x 6' 11") Built in double cupboard with light, built in cupboard housing hot water cylinder, plumbing for washing machine, column radiator, ceiling down lighters, column radiator.

#### Living Room/Kitchen

7.43m x 3.73m (24' 5" x 12' 3") Double glazed casement doors to front and rear balcony, double glazed window to rear, wall and base units, quartz work top, stainless steel sink and drainer, induction hob, cooker hood over, integrated fridge/freezer and dishwasher, built in oven and microwave, ceiling down lighters, 2 column radiators.

#### Bedroom 1

5.03m plus wardrobes and door recess x 3.18m max (16' 6" x 10' 5") Double glazed bay window to front, fitted wardrobes, ceiling down lighters, column radiator.

#### En Suite Shower Room

White suite, hand basin, low level w.c., shower cubicle with overhead and hand held shower, fitted cupboard, mirror, shaver point, tiled walls and floor, ceiling down lighters, chrome ladder radiator

#### Bedroom 2

5.09m x 2.82m max (16' 8" x 9' 3") 2 double glazed windows to front, ceiling down lighters, column radiator.

#### Bathroom

White suite comprising panelled bath with shower over, shower screen, hand basin, low level w.c., tiled walls and floor, shaver point, ceiling down lighters, chrome ladder radiator.

### Outside

#### Communal Grounds

Well maintained expansive grounds.

#### Parking

2 allocated parking space, 1 underground.

#### Tenure

Length of Lease - 125 years from 1/8/2014  
Service Charge - £2,500 for 2024  
Ground Rent - £470.00 per annum reviewed every 5 years in line with the Retail Price Index.

### Additional Information

#### Council Tax

London Borough of Bromley Band E  
£2251.57 for 2023/4

