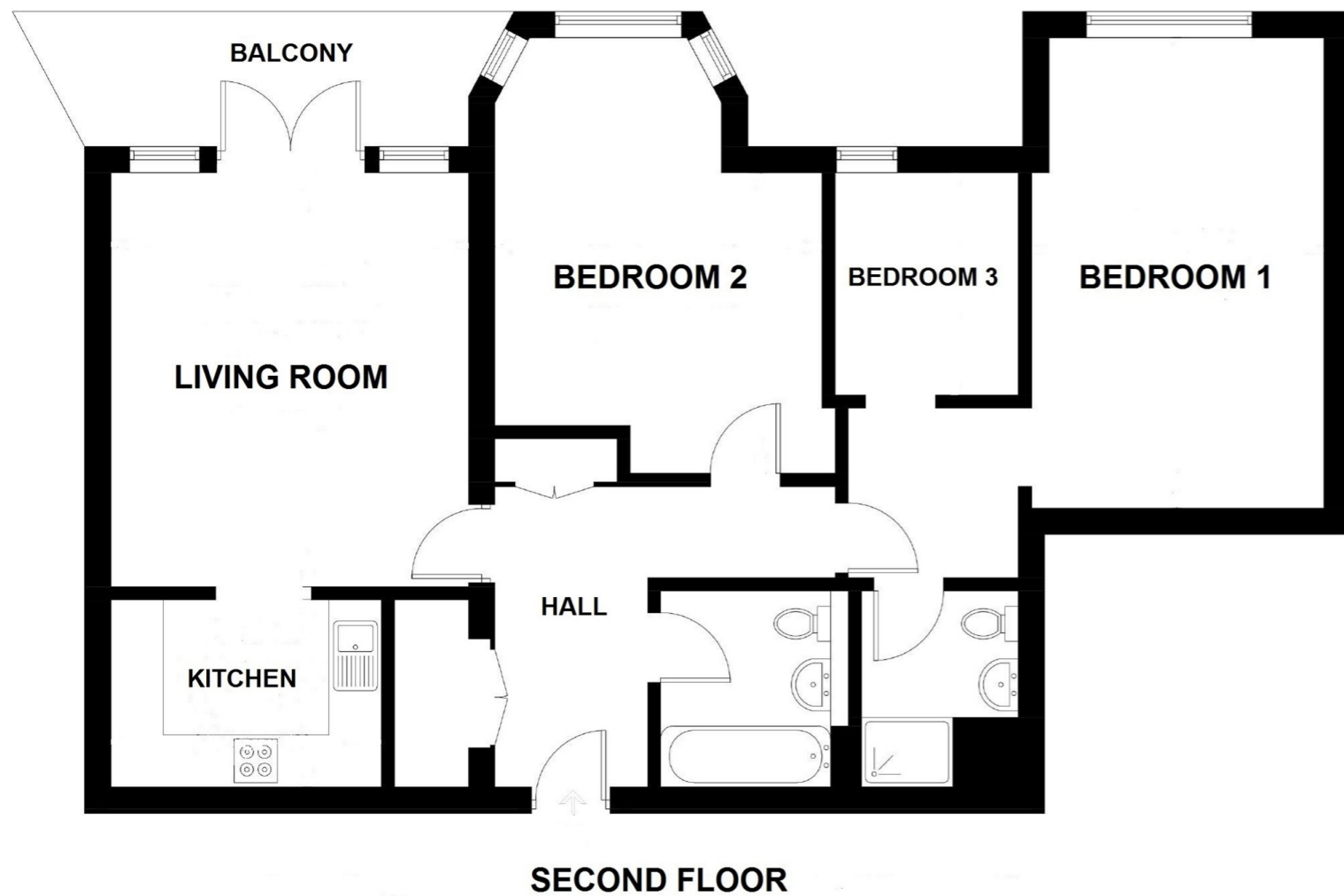


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>		86	86
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Viewing by appointment with our Bromley Office - 020 8460 4166

20 Matha Court, 16 Marian Gardens, BROMLEY BR1 3FH  
**£580,000 Leasehold**

- Luxury 2nd Floor Balcony Apartment
- 3 Bedrooms
- Open Plan Kitchen/Living Room
- 2 Parking Spaces
- Prestigious Gated Development
- 2 Bathrooms
- Video Entrance Phone
- 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.  
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## 20 Matha Court, 16 Marian Gardens, BROMLEY BR1 3FH

This luxury balcony apartment forms part of a prestigious gated development circa 2015 which includes the Grade 2 listed Hampton Grange, set within expansive parkland with Sundridge Park Gold Course beyond. The property itself is situated on the second floor, accessed via stairs or lift and offers accommodation comprising 3 bedrooms, 2 bathrooms, and an open plan kitchen/living room which opens onto a wide balcony facing the rear. Features include Amtico flooring, sealed unit double glazing, gas fired central heating via a community heating and hot water system and video entrance phone. The apartment comes with 2 parking spaces 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

3.46m x 1.79m (11' 4" x 5' 10") Amtico flooring, built in double airing cupboard housing, hot water cylinder, plumbing for washing machine, consumer unit, video entry phone, built in double cloaks cupboard, ceiling downlighters, column radiator.

#### Living Room

4.87m x 4.15m (16' x 13' 7") Double glazed casement doors and windows to balcony 1.35m x 5.46m (4' 5" x 17' 11"), Amtico flooring, ceiling down lighters, 2 column radiators, opening to:-

#### Kitchen

2.03m x 2.93m (6' 8" x 9' 7") Wall and base units, quartz work top, built in double oven, integrated fridge/freezer and dishwasher, induction hob, cooker hood, under unit lighting, stainless steel sink and drainer, Amtico flooring.

### Bathroom

White suite comprising panelled bath with overhead shower and hand held shower, shower screen, hand basin, low level WC, chrome ladder radiator, mirror, wall cabinet, shaver point, tiled walls and floor.

### Bedroom 2

5.02m (into bay) x 3.68m (16' 6" x 12' 1") Double glazed bay window to rear, Amtico flooring, ceiling downlighters, column radiator.

### Inner Lobby

Amtico flooring, ceiling downlighters, leading to bedroom 1 and 3 and shower room.

### Bedroom 1

5.37m x 3.35m (17' 7" x 11') Double glazed window to rear, Amtico flooring, ceiling downlighters, column radiator.

### Bedroom 3

2.57m x 2.14m (8' 5" x 7') Double glazed window to rear, ceiling downlighters, column radiator.



### Shower Room

White suite comprising low level WC, hand basin, tiled shower cubicle, chrome ladder radiator, ceiling downlighters, tiled walls, shaver point.

### Outside

#### Communal Grounds

Well maintained expansive grounds.

#### Parking

2 allocated parking spaces, 1 underground.

#### Tenure

Length of Lease 125 years from 1/8/2014.  
Service Charge Circa £2730.72 for period 1/8/2022 to 31/07/2023  
Ground Rent Currently £470.00 PA subject to review every 5 years in line with the Retail Price Index.

#### Council Tax

London Borough of Bromley Band F  
£2660.94 for 2023/4

