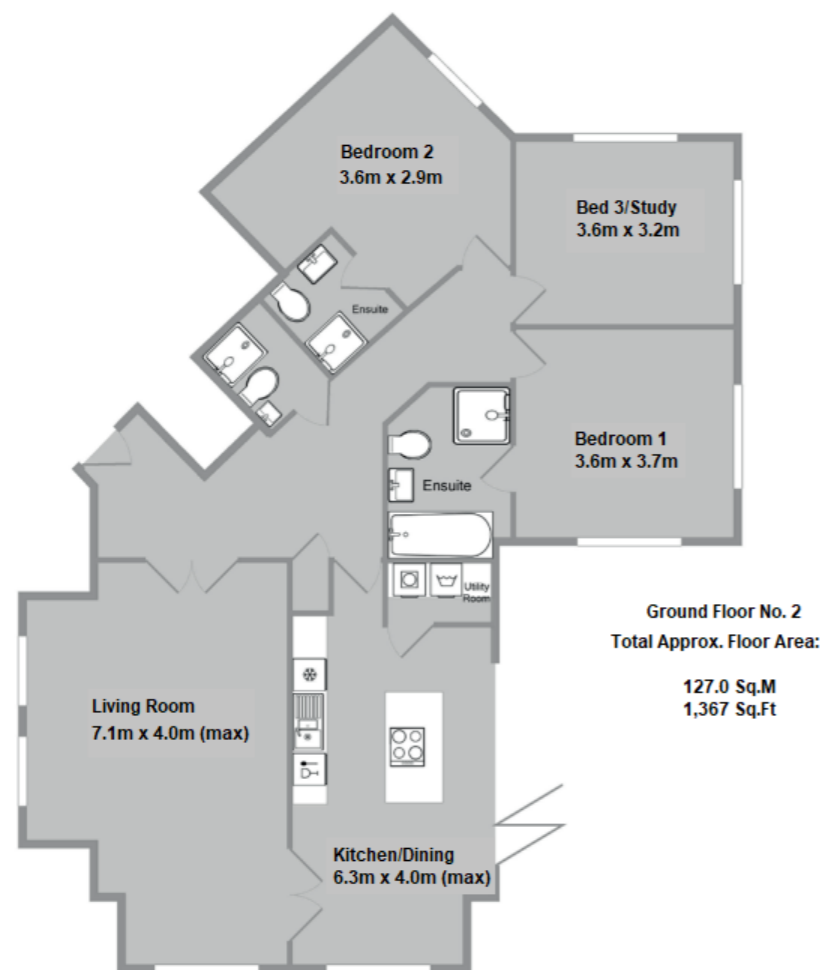


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	86	86
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Viewing by appointment with our New Homes Department - 020 8658 1155

Apt 2 Applewood House, Woodlands Road, Bromley, Bickley BR1 2GQ
£1,050,000 Leasehold

- Stunning 3 bedroom apartment
- Stoneham kitchen
- Garage and parking space
- Attractive woodland setting
- Private garden and terrace
- Luxury finish throughout
- Underfloor heating throughout
- 150 year lease

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



Apt 2 Applewood House, Woodlands Road, Bromley, Bickley BR1 2GQ

We are pleased to offer for sale a stunning ground floor apartment which boasts its own private garden in this prestigious development.

Built in 2022 to an extremely high specification, the apartment is one of only 5 luxury apartments in a secluded and private woodland setting within easy walking distance to both Bickley and Chislehurst Stations.

Applewood House nestles amongst mature trees and is accessed via a long private driveway from Woodlands Road.

Finished to the highest specification, the apartment offers: a fully integrated Stoneham kitchen; underfloor heating throughout; an environmentally sustainable air source heat pump; luxury bathrooms; a good-sized garage and an additional separate parking space.

Contact us now to arrange your viewing.

Location

Applewood House can be found to the rear of Orchard House on Woodlands Road just 100 yards from the Pines Road junction. This delightful apartment is within easy walking distance of both Bickley and Chislehurst Stations for fast and frequent services 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.



Apartment summary

- 3-Bedrooms
- 2 ensuite bathrooms
- Additional shower room/WC
- Outside terrace and private garden area

Total Approx Floor Area 127.0 Sq.M (1367 Sq.Ft.)

Kitchen

- Stoneham kitchen units
- Quartz worktops
- Siemens appliances
- Bora Hob extraction
- Quooker boiling water tap
- Separate 'hidden' utility

Bathrooms and en-suites

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

Special features

- Aluminium, double glazed windows
- Contemporary style doors
- Engineered oak floor to: hall, lounge, kitchen & utility
- Ceramic floor tiles to bathrooms
- Carpet to bedrooms
- Fitted wardrobes to bedrooms
- Automatic day blinds throughout
- Automatic blackout blinds to bedrooms
- Landscaped gardens
- BT fibre & Sky TV connections

Security and accessibility

- Alarm
- Video entry
- CCTV Security cameras

Plumbing and heating

- Air source heat pump
- Underfloor heating
- Individual thermostats to all rooms
- Hot water storage
- Supplementary hot water heating

Parking and storage

- Private driveway
- Over-size garage with: power and lighting, electric charge point and remote control door
- Additional dedicated parking space
- Secure bicycle store/outside cupboard
- Bin store

Lease

- 150 years from 15.12.2020
- Landscape maintenance
- Lift maintenance
- Lighting and heating of communal areas

Agent's note:

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

This property is vacant and some staged photographs with added furnishings have been used for illustrative purposes only.

