



Guide Price £525,000

**Matha Court, Marian Gardens, Bromley,
Kent, BR1 3FH**

**Christopher
Russell**
PROPERTY SERVICES



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Christopher Russell LLP. Registered in
Cardiff. Partnership No. OC329088

Christopher Russell Property Services

33 The Oval, Sidcup, Kent DA15 9ER • Tel: 020 8300 1234 Fax: 020 8300 6530 • sales@christopher-russell.co.uk

Guide Price £525,000 to £550,000.

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 Golf Course beyond.

The property itself is situated on the second floor, accessed via stairs or lift and offers accommodation comprising two double bedrooms with an en-suite bathroom and dressing room , additional luxury bathroom 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 two parking spaces including one underground space.

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 Rent: £470 per annum.

Building Insurance: £802.78 per annum.

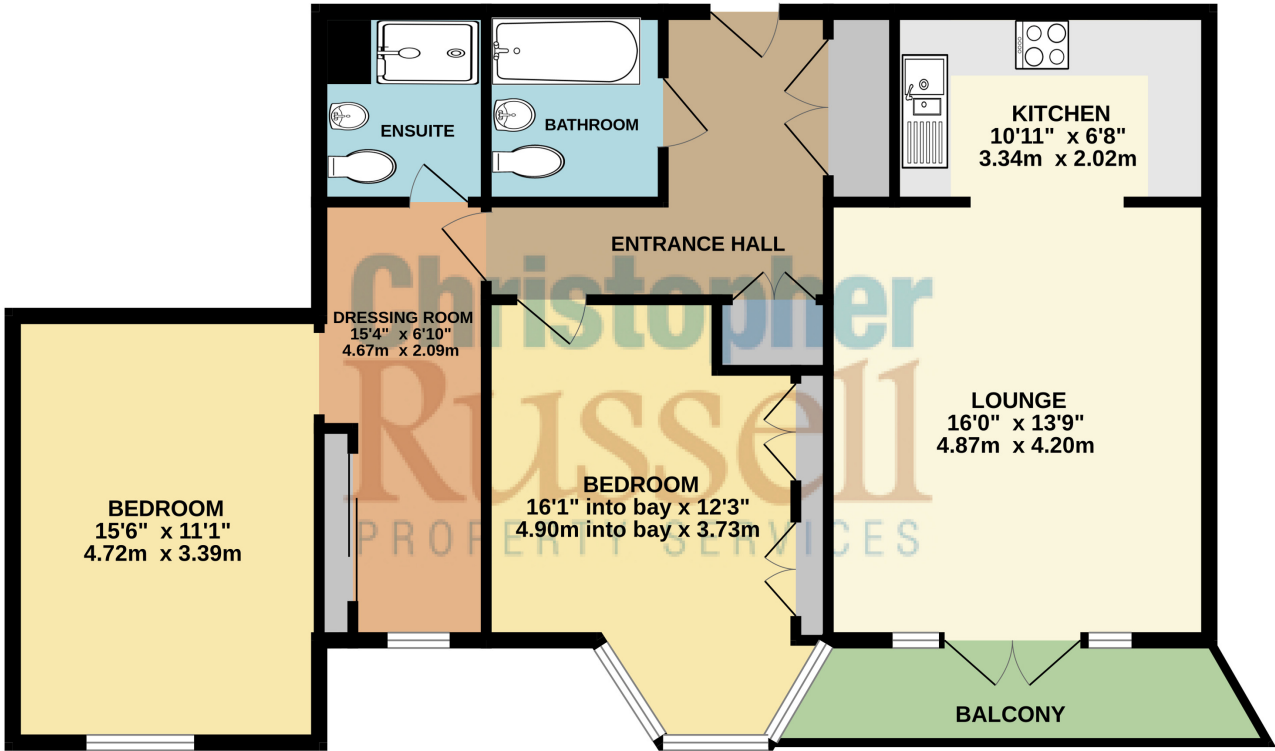
Service Charges: £2,800 to £2,900 per biannually.

Council Tax Band E.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	82
(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		

FIRST FLOOR
927 sq.ft. (86.1 sq.m.) approx.



TOTAL FLOOR AREA : 927 sq.ft. (86.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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