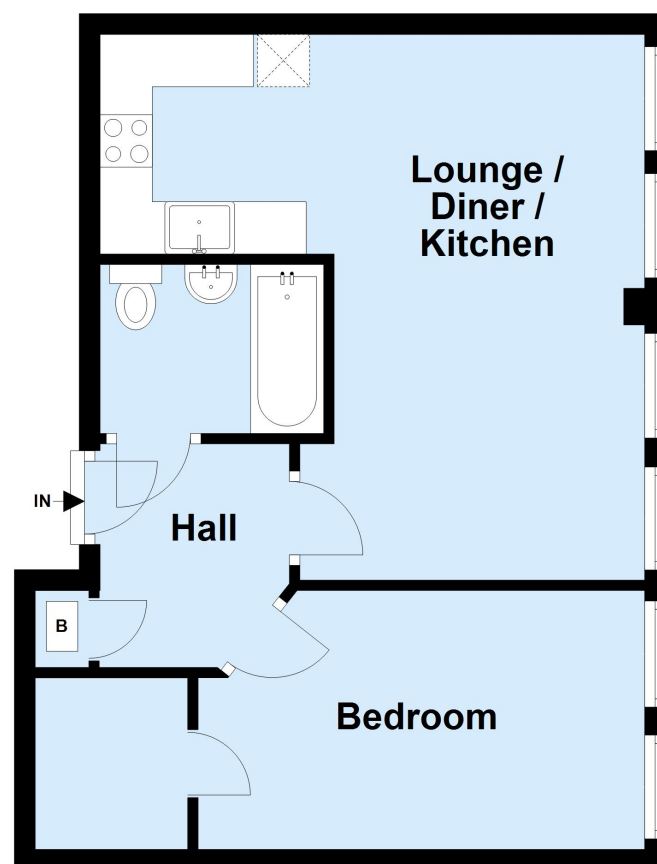


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	63	63
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

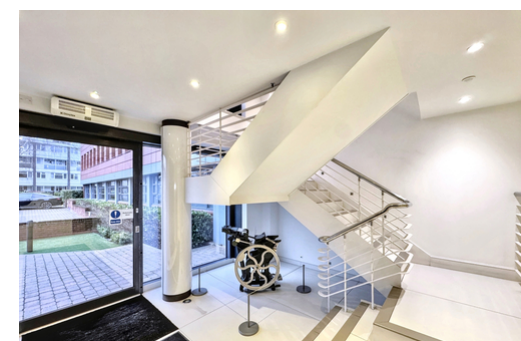
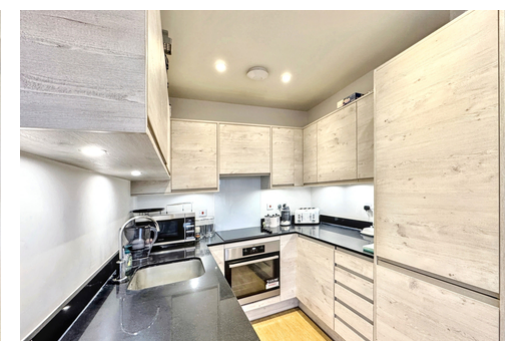


Second Floor



This plan is for general layout guidance and may not be to scale.
Plan produced using PlanUp.

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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Viewing by appointment with our Petts Wood Office - 01689 606666

Flat 21 Press House, Crest View Drive, Petts Wood, Orpington, Kent , BR5 1FE

Guide Price £350,000 Leasehold

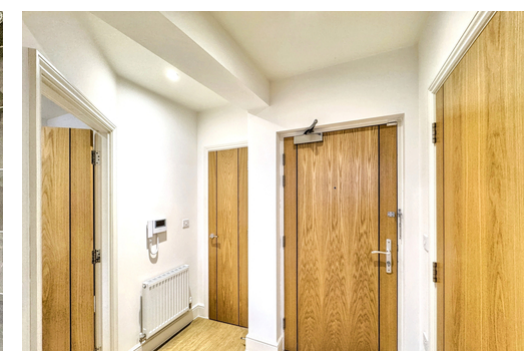
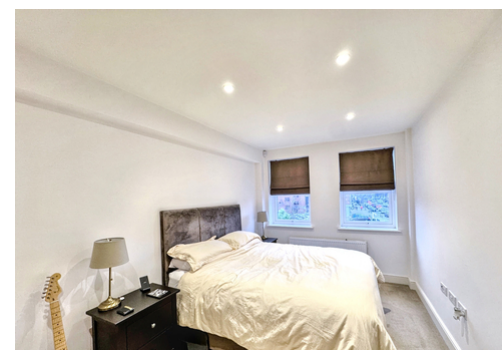
- Prestigious Apartment
- Generous Lounge/Diner
- En-Suite Wardrobe Room
- Minutes to Station
- Bright & Airy Interior
- Open Plan Kitchen
- Gated Development
- Private Parking Space

Flat 21 Press House, Crest View Drive, Petts Wood, Orpington, Kent , BR5 1FE

This luxury second floor apartment (with lift access) is situated within a prestigious gated development in the heart of Petts Wood. The mainline station is just a few minutes' walk away, serving five mainline London stations, DLR service via Lewisham and Thameslink via Bromley South. The property features a luxurious entrance foyer with lift accessibility, a security video entrance, a gated vehicular access and a private parking bay visible from the apartment. The bright and airy interior comprises a generous a social living space offering a lounge/diner with four double glazed windows, open plan kitchen, double bedroom with a walk-in wardrobe room with light, entrance hall with storage, and contemporary bathroom. Additional benefits include double glazed windows with Venetian blinds, all integrated kitchen appliances to remain, modern interior, central heating, long unexpired lease and chain free possession. EXCLUSIVE TO PROCTORS.

Location

From Petts Wood mainline station, turn right into Queens Way, bear right into Crest View Drive and Press House is on your immediate right.



Ground Floor

Entrance Foyer

Electronic sliding door, video security entrance, lift service to all floors, visitors' area, mail boxes.

Second Floor

Entrance Hall

Solid entrance door, recessed ceiling lights, radiator, Paxton video entrance, walk-in cupboard offering storage and wall-mounted electric boiler.

Social Living Space

5.20m x 5.20m (17' 1" x 17' 1")

Lounge/Diner Area

Four double glazed windows to front aspect with Venetian blinds, TV hub, recessed ceiling lights, radiator, semi open plan to kitchen, portable room thermostat.

Kitchen Area

Recess from the main living area,

contemporary range of wall and base cabinets, built-in electric fan assisted oven, electric hob unit set on granite worktop, splash back to extractor hood, inset single bowl sink unit, integrated fridge & freezer, integrated dishwasher and washing machine, pelmet lighting, recessed ceiling lights, extractor fan.

Double Bedroom

4.81m x 2.67m (15' 9" x 8' 9") Two double glazed windows to front, radiator, recessed ceiling lights, TV hub.

Walk-In Wardrobe

1.64m x 1.55m (5' 5" x 5' 1") Open wardrobes offering ample storage and hanging rails. Light.

Bathroom

2.03m x 1.59m (6' 8" x 5' 3") Contemporary white suite comprising bath with shower

attachment, back to wall WC, wall mounted hand wash basin, recessed wall mirror, chrome heated towel rail, shaver point, extractor fan.

Outside

Landscaped gardens, private parking space, remote controlled vehicle entrance gate and pedestrian gate.

Additional Information

Council Tax

Local Authority : Bromley
Council Tax Band C.

Tenure

Leasehold : 990 years from 2017.
Ground Rent : £250.00 pa.
Ground Rent Review : TBA
Service Charge £1,600 pa to include buildings insurance.

