



Bromley BR1  
Guide price £330,000 to £350,000

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**Description:**

Guide Price £330,000 - £350,000

This beautifully appointed two bedroom penthouse apartment occupying the entire top floor of this modern development. The property is offered chain free and is close to Sundridge Park Village with local amenities including station, boutique shops and highly regarded tennis and golf clubs.

The property comprises a light and airy living/dining room which spans the whole width of the property and opens onto a modern kitchen with integrated appliances. There is a larger than average master bedroom with built in eaves storage and an en suite shower room. Bedroom two also offers built in eave storage whilst the family bathroom with bath, wc and wash basin is accessed from the hallway. The property is finished to a high standard including ceiling speakers

The property benefits from a gated parking area with an allocated parking space.



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**Directions:** From Sundridge Park head northeast toward Plaistow Lane. Turn right onto Plaistow Lane. Take the second right onto Lansdowne Road. The property will be on your right.

**Tenure:** Leasehold

Lease term 125 years from 2006

**Ground Rent:** £250 pa (tbc)

**Service Charge:** £1900 pa

**Council Tax Band:** F

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**Room Dimensions:**

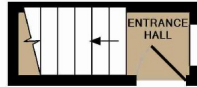
Hallway	
Living/Dining Room	26'7 max x 19'5 max
Kitchen	9'10 max x 9'4 max
Master Bedroom	19'11 max x 15'8 max
En Suite Shower Room	7'7 max x 2'6 max
Guest Bedroom	14'1 max x 10'5 max
Bathroom	9'3 max x 4'9 max



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
81	83	80	82
<small>Very energy efficient - lower running costs</small> <small>(92-100) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not energy efficient - higher running costs</small>		<small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small> <small>(92-100) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>	
<small>England &amp; Wales</small> EU Directive 2002/91/EC		<small>England &amp; Wales</small> EU Directive 2002/91/EC	

Please contact the branch for a complete copy of the EPC document





ENTRANCE FLOOR  
APPROX. FLOOR  
AREA 27 SQ.FT.  
(2.5 SQ.M.)



UPPER LEVEL  
APPROX. FLOOR  
AREA 995 SQ.FT.  
(92.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1022 SQ.FT. (94.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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**IMPORTANT NOTICE**

jdm must advise that although every effort has been made to ensure the accuracy of these details they form no part of any contract and are issued without any responsibility on the part of the agents or vendor. Photographs may have been taken using a wide angle lens. Any floor plans shown are not to scale. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained. We have not carried out a survey of the property nor have we tested any services, systems or appliances at this property. We strongly recommend that all the information we provide is verified by yourselves on inspection and by your Surveyor and Solicitor or Legal Adviser.

jdm recommends Independent Mortgage Advice. For help with your mortgage please contact your local branch. Your home may be repossessed if you do not keep up repayments on your mortgage. Written quotations available on request.

**jdm Bromley**

38 High Street, Bromley, Kent BR1 1EA

020 8313 6800

br@jdmonline.com



**jdm**  
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