



Chislehurst BR7  
£650,000

**jdm**  
ESTATE AGENTS

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**Description:**

Situated on the ground floor of this prestigious gated block we find this well appointed two bedroom apartment.

Features include a spacious entrance hall giving access to all the principle rooms, two large double bedrooms, one of which has an ensuite bathroom fitted with a modern white suite, a contemporary family bathroom, utility room with some integral appliances, and a capacious lounge with an attractive bay to the front.

The large kitchen diner is fitted with a range of modern wall and base units with granite work tops and has French doors to a long balcony which also gives access to the second bedroom.

There are substantial communal grounds to the rear and an underground garage providing residents parking as well as a large store room exclusive for this apartment.

The location is excellent being half a mile from Chislehurst High Street, common and ponds and an early viewing of this end of chain property is recommended.



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**Directions:** From Chislehurst High Street cross the common along Ashfield Lane passing the ponds. Kemnal Road is on the left with Worsley Grange being on the left.

**Tenure:** Leasehold - share of freehold

**Council Tax Band:** G £2,208.57

**Local Authority:** London Borough of Bromley

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**Room Dimensions:**

Entrance Hall	
Lounge	24'5 x 17'6
Kitchen/Breakfast Room	17'8 x 15'7
Utility Room	7'7 x 7'3
Master Bedroom	19'3 x 14'
Ensuite Bathroom	
Bedroom 2	15'7 max x 11'4
Bathroom	
Outside	
Garage	
Communal Gardens	



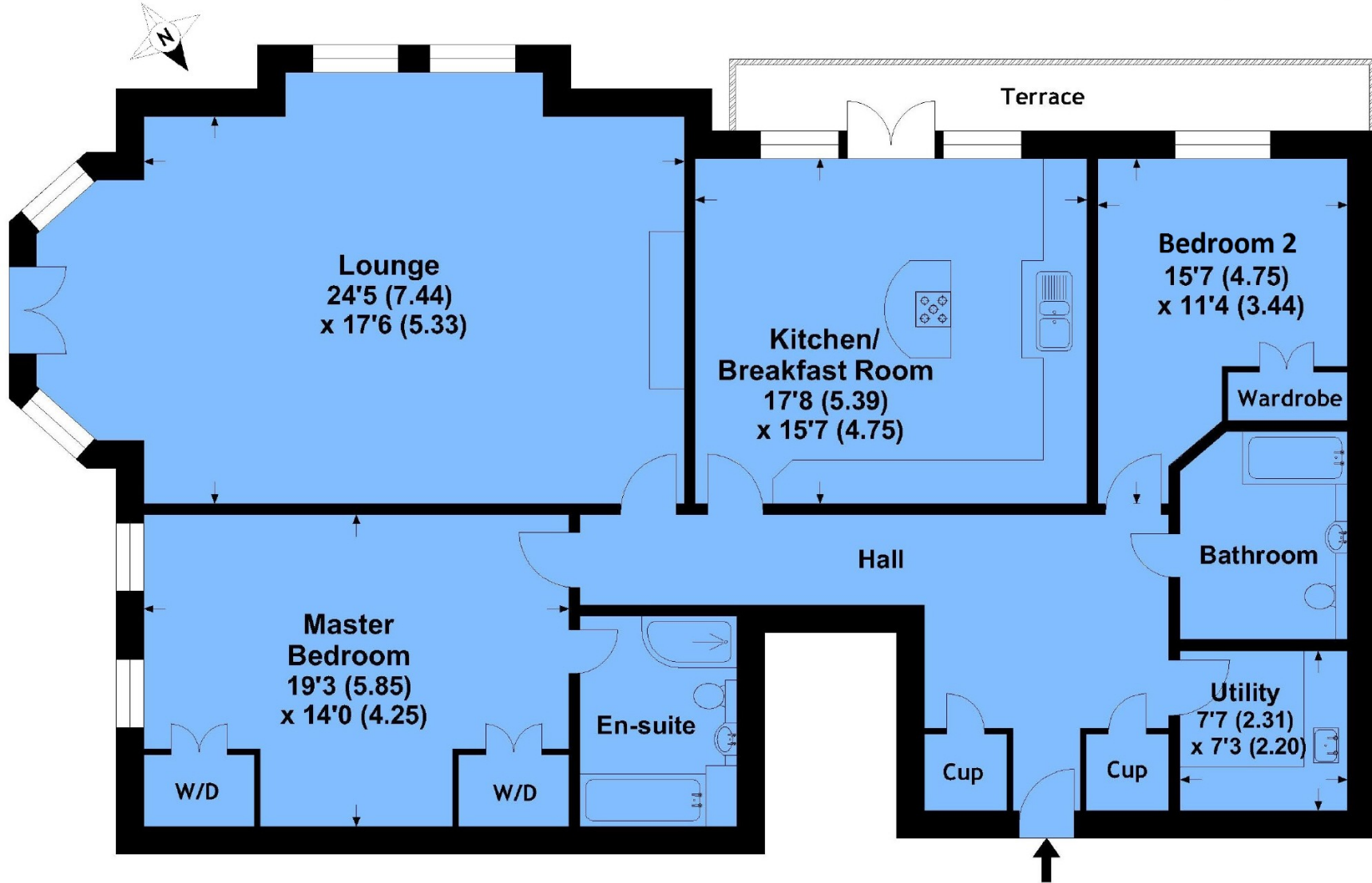
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
A (92-100)		A (92-100)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (21-38)		F (21-38)	
G (1-20)		G (1-20)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
79	82	79	82
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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



# Worsley Grange

APPROX. GROSS INTERNAL FLOOR AREA 1673.24 SQFT / 155.45 SQM.



This is for guidance only, not to scale and must not be relied upon as a statement of fact.  
Attention is drawn to the notice on these particulars.

## 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 Chislehurst

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