



Chislehurst BR7  
£525,000

**jdm**  
ESTATE AGENTS

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**Description:**

LAUNCH DAY 5th MARCH. CALL TO BOOK YOUR APPOINTMENT.

Forming a significant part of the ground floor of this distinctive Victorian building we find this attractively presented two double bedroom apartment.

Features include a grand reception room with high ceiling and original ornate plasterwork, a kitchen fitted with a range of wall and base units. The large bay to the side of this room provides access to a private patio area and the communal gardens beyond. There is a family bathroom fitted with a white suite and an ensuite shower room to the main bedroom.

Occupying a slightly elevated position the back part of the garden drops away from the flat which results in pleasant views over the grounds and area beyond. To one side of the garden is parking for the residents.

The location is excellent being quiet and within half a mile of Chislehurst station and three quarters of a mile from Chislehurst High Street, common and ponds.



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**Directions:** From Chislehurst station turn left into Station Approach. At the bottom turn right into Old Hill. Half way up the hill turn right into Susan Wood. Morlands House is past the bend on the right.

**Tenure:** Leasehold - share of freehold

Lease term years from

**Ground Rent:**

**Service Charge:** £1608 Per Annum

**Council Tax Band:** D £1,325.14

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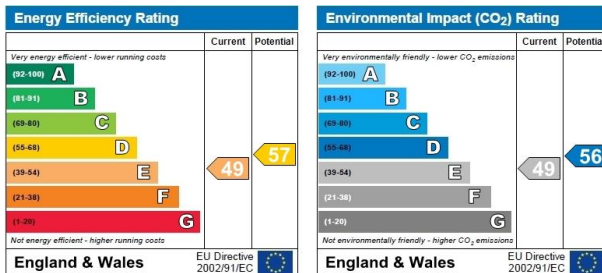


**Room Dimensions:**

Entrance Hall	
Lounge/Dining Room	24'7 x 15'11
Kitchen	12'6 max x 12'2
Master Bedroom	12'11 max x 9'6
Ensuite Shower Room	
Bedroom 2	13' x 9'2
Bathroom	



Please refer to [www.jdmestategents.com](http://www.jdmestategents.com) to see our full Area Guides.



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



# Morland House

APPROX. GROSS INTERNAL FLOOR AREA 1104.04 SQFT / 102.56 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

41 High Street, Chislehurst, Kent BR7 5AE

020 8325 8000

[ech@jdmonline.com](mailto:ech@jdmonline.com)



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