





This is a great opportunity to enjoy the benefits of a luxury two double bedroom first floor apartment which was built in 2010. Located in a superb position on the prestigious Royal Parade, Chislehurst convenient for local shops and within easy reach of Chislehurst station. The apartment has been specified to impress a discerning purchaser with a soft toned high gloss contemporary Schuller kitchen beautifully offset with composite quartz stone work surfaces and brushed steel handles. Neff appliances are included. A separate utility room offers space for the washing machine and a tumble dryer, and also has two high gloss cupboards for storage and a work surface. The utility room also houses the boiler and water immersion heater with racking above for storage of towels and linens etc.

The master bedroom to the rear benefits from having fitted wardrobes and a luxury en-suite shower, both bathrooms feature luxurious Italian tiles.

Under floor heating features throughout and there is a video entry and an alarm included. This attractive apartment is well worth viewing.

Local facilities include a range of restaurants amongst others, Pizza Express, as well as renowned establishments including Due Amici, The Bengal Lancer, and the highly popular, traditional Bulls Head pub. Local shops include a florist, delicatessen, and a variety of delightful fashion, antique, home and garden boutiques. Chislehurst centre, attractively enhanced by the village pond, offers a comprehensive range of shops including supermarkets and a further range of restaurants to suit all palates. From Chislehurst station there are regular services to London Bridge and Charing Cross with a minimum journey time from 18 minutes, putting the diversity of the capital within easy reach.

Clifton House is located in a verdant setting and the building benefits from a lift. Remotely controlled entrance gates provide access to the residents parking area and also has a useful external storage shed. Viewing is recommended.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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



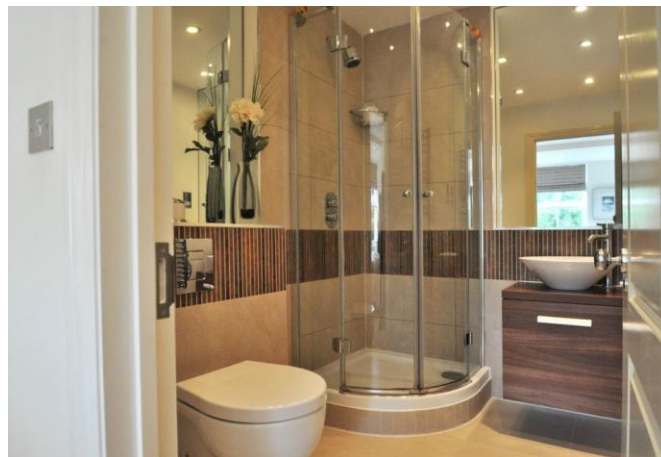
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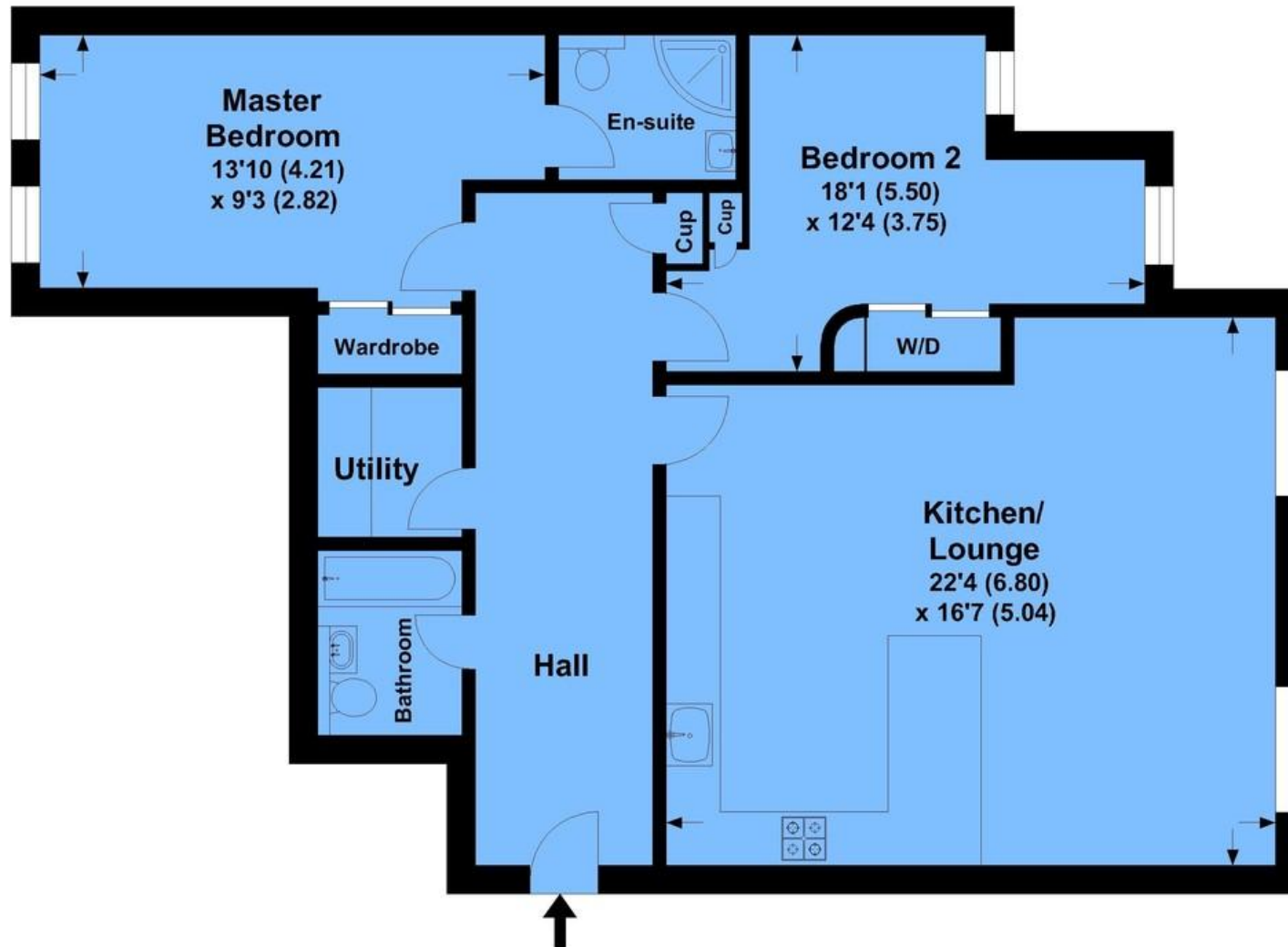
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to view our full area guides



# Clifton House

APPROX. GROSS INTERNAL FLOOR AREA 856.00 SQFT / 79.60 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.

