



Bickley, Bromley BR1
£930,000

jdm
ESTATE AGENTS

Description:

Discreetly tucked away at the top of this imposing detached Grade II listed Edwardian Arts and Crafts house, Stotfold, built circa 1907, sits this four bedroomed penthouse conversion apartment with a wonderful private decked terrace and many contemporary features in a period setting. Just 0.5 of a mile from Elmstead Woods Station and 0.8 of a mile from Chislehurst station with lines to London Bridge, Cannon Street and Charing Cross this property is also well placed for Bickley station with lines to Victoria making a commute to London an easy option.

When you enter the impressive communal hallway with its original fireplace, stained glass windows and wood block parquet flooring, which has just been stripped back and polished you get a sense of how special this building is. Entering the front door of the apartment there are stairs up to a landing leading into the impressive sitting room with French doors to the terrace on one side. There is also a smaller terrace overlooking the communal landscaped garden. Off the lounge is a fabulous kitchen with contemporary units, a middle island, and a large walk-in pantry. The kitchen in turn is open plan to the dining area. The master bedroom has high ceilings, good storage and a wonderful contemporary designed en suite bathroom. The family bathroom which serves the further three bedrooms is a great size and again presented to a high specification.

A useful utility room housing the washing machine and tumble dryer also has great storage. A cellar storeroom, the garage en bloc and parking on the carriage driveway are additional benefits with this property. Viewing is essential to appreciate the unique features of this home which has been lovingly and stylishly refurbished.



Directions: From Elmstead Woods station turn right into Elmstead Lane at the mini roundabout turn right into Sundridge Avenue. Proceed along and turn left into Mavelstone Road Stotfold can be found on the right hand side.**Tenure:** Leasehold - share of freehold

Lease term years from TBC

Ground Rent:**Service Charge:** £2,400 per annum**Council Tax Band:** E £1,599.97



Room Dimensions:

Entrance Hall	
Reception Room	21'4 max x 20'8
Balcony	20'x 13'2
Terrace	
Kitchen	13'8 x 12'1
Larder	
Dining Area	11'7 x 6'10
Inner Hallway	
Utility Room	
Bedroom	24'5 max x 18'9 max
Ensuite Bathroom	
Bedroom	13'1 x 12'5
Bedroom	11'4 x 9'2
Bedroom	11'9 x 9'7
Bathroom	
Outside	
Garage	19' x 9'4



Please refer to www.jdmestateagents.com to see our full Area Guides.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
	46 → 49	40 → 42	
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



Stotfold

APPROX. GROSS AREA 2,139.33 SQ FT / 198.75 SQM

(including garage and terrace)



GARAGE



GROUND FLOOR

FIRST FLOOR

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

e@jdmonline.com



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