



Chatham Hill, Chatham, ME5 7BH  
POA £495,000



- EXECUTIVE LIVING
- MOVE STRAIGHT IN
- LIKE NO OTHER
- BE THE ENVY OF YOUR FRIENDS
- BESPOKE INTERIOR
- NO CHAIN
- UNIQUE OPPORTUNITY
- LONDON LIFESTYLE
- UP AND COMING AREA

FANTASTIC VIEWS TO DIE FOR AND A UNIQUE OPPORTUNITY NOT TO BE MISSED !!!

This awesome development with plenty to excite you provides a high standard of living and this private gated community benefiting from inventive open space and decadent living space for the family will wow you, like nothing else you will see !!

#### Entrance Hall

**Bedroom 3/Study 10'3 x 8'8 (3.12m x 2.64m)**

**Bedroom 4 9'5 x 8'8 (2.87m x 2.64m)**

**Bathroom 6' x 5'7 (1.83m x 1.70m)**

**Bedroom 2 11'6 at longest x 11' at widest (3.51m at longest x 3.35m at widest)**

**Lower Patio 25' x 5'10 (7.62m x 1.78m)**

#### Landing

**Kitchen 19' x 9'6 increasing to 11'6 (5.79m x 2.90m increasing to 3.51m)**

**Utility 9'6 x 5' (2.90m x 1.52m)**

**Living Room 14'6 x 13' (4.42m x 3.96m)**

**Orangery Dining Room 12'2 x 10'2 (3.71m x 3.10m)**

**WC 6' x 2'9 (1.83m x 0.84m)**

**Garden 25' x 15'7 (7.62m x 4.75m)**

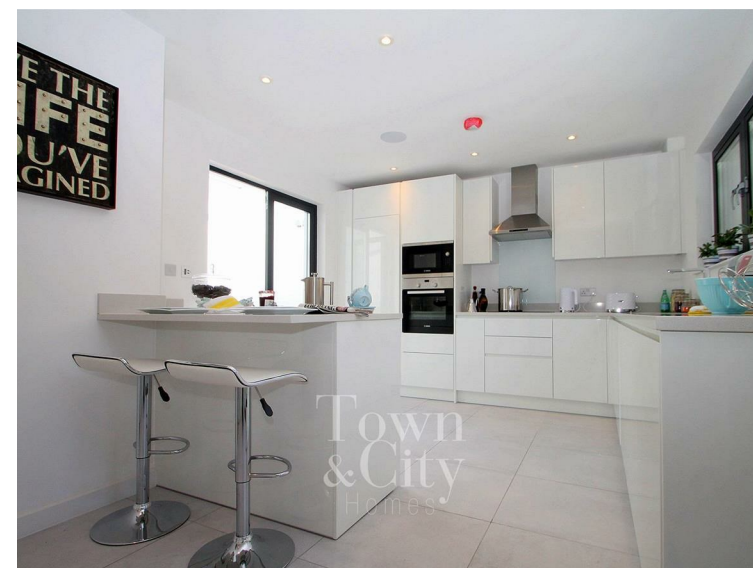
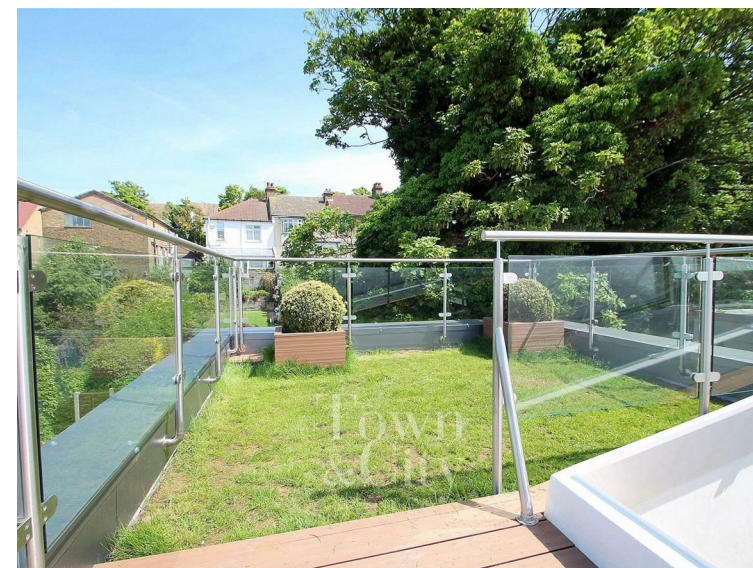
**Sun Deck from Dining Room**

#### Landing

**Master Bedroom 13' x 11'2 (3.96m x 3.40m)**

**Front Balcony from Master Bedroom 13' x 2'7 (3.96m x 0.79m)**

**Walk in Wardrobe 10' x 2'4 (3.05m x 0.71m)**



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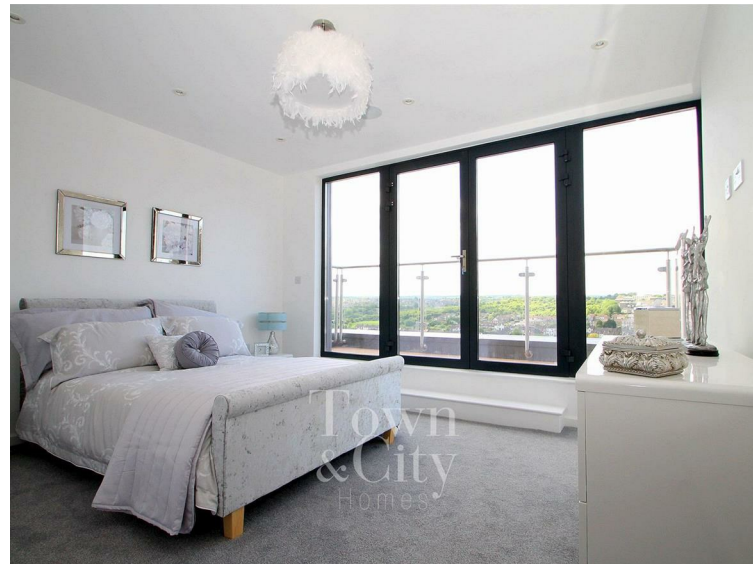
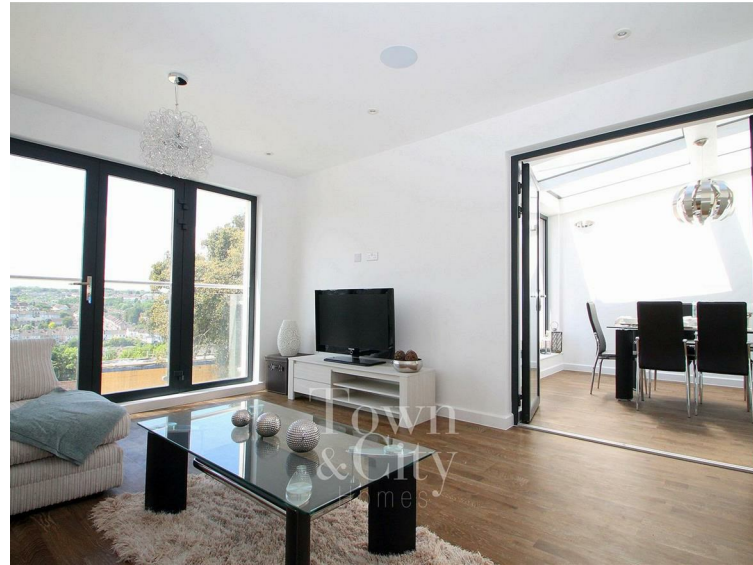
Ensuite 13' x 6'5 (3.96m x 1.96m)

Roof Garden on Master Bedroom Floor

Roof Sun Terrace 27'9 x 11'10 (8.46m x 3.61m)

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



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