



Convent Close | St Mary's Lane | Upminster | RM14 2FA

The ultimate in luxury! A fabulous opportunity for the most discerning of purchasers. A spacious Duplex apartment with stunning features lavishly finished to the highest specification, only bettered by some of the top London addresses.

A unique property seldom on the market and a home to cherish.

Offers Invited

- 3 BEDROOMS
- 3 BATH/SHOWER ROOMS
- BEAUTIFUL LOUNGE/DINER
- TOM HOWLEY FITTED KITCHEN
- FABULOUS ORIGINAL FEATURES
- HIGHEST QUALITY FITTINGS THROUGHOUT



The Property

Within a luxury gated development formerly The Sacred Heart of Mary convent, offering private and secure living within landscaped grounds, just a short distance from Upminster and Hornchurch town centre's. From the moment you step through the front doors, you cannot help being overwhelmed by the impressive reception hall with the original dog leg staircase and coloured leaded windows leading to the first floor. The superbly finished oak panelling, solid wood flooring, ornate finished beamed ceilings and general sense of high quality do justice to the excellent conversion of this 18th century Grade II listed property. The layout is hugely sympathetic to the original design and offers the size, features and lifestyle one should expect.

Rarely available and a true highly desirable residence.

Accommodation

RECEPTION PORCH

Twin opening doors lead into a fully glazed porch entrance, entrance door to entrance hall,

ENTRANCE HALL

11' 9" x 9' 0" (3.58m x 2.74m) Feature fireplace, marble floor, radiator, wood panelled and beamed ceiling, window to front, solid wood doors to lounge and dining hall, door to utility/wc,

UTILITY / WC

Bespoke mirrored fitted units, inset marble work surface, plumbed for washing machine & dryer, radiator, solid wood flooring, doorway to WC with high flush wc, window to front,

RECEPTION HALL / DINING ROOM

29' 8" x 16' 7" (9.04m x 5.05m) Tiled floor, large feature fireplace with marble inset and surround, half wood panelled walls, two radiators, doors to Basement (ideal for storage/wine cellar), original wide, dog - leg staircase and balustrade to first floor, with original feature coloured stained glass windows to the front and side elevation,

LOUNGE DINER

27' 3" x 16' 10" (8.31m x 5.13m) Large wood panelled bay window to rear, feature fireplace, two radiators, ornate ceiling, solid wood flooring,

KITCHEN

17' 6" x 17' 0" (5.33m x 5.18m) Bespoke 'Tom Howley' custom fitted kitchen units at base and wall level, marble work surfaces, inset butler sink with instant hot water tap, island unit with twin inset sink units and circular marble breakfast bar, two wine chillers, integrated fridge and freezer, integrated dishwasher, Rangemaster range, feature fireplace with marble inset, solid oak flooring, windows and door leading to rear terrace,

FIRST FLOOR LANDING

The staircase leads to a galleried landing which has wood panelling and an ornate and beamed ceiling, full length mirrored cupboard housing the property's utilities and service network and hub, steps from the landing lead up to the master bedroom suite,

MASTER BEDROOM

20' 0" x 17' 0" (6.1m x 5.18m) Entrance via a small dressing table area into the bedroom, large full length bay window to rear, feature fireplace, radiator, door to en-suite,

EN SUITE BATHROOM

11' 7" x 7' 0" (3.53m x 2.13m) Free standing omate bath with shower attachment, high level traditional wc, wash hand basin set into a marble vanity unit, marble flooring and half marble tiled walls, coved and cornice ceiling, extractor fan,

BEDROOM 2

17' 7" x 14' 9" (5.36m x 4.5m) Full length glazed door and side lights to balcony, feature fireplace, two radiators, coved and cornice ceiling,

SHOWER ROOM

Walk in glass panelled, double shower cubide, wash hand basin set in vanity units, marble flooring, heated towel rail, low flush wc,

BEDROOM 3 / DRESSING ROOM

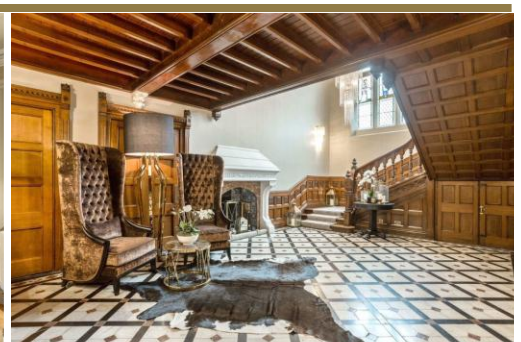
17' 2" reducing to 9' 8" (5.23m > 2.95m) x 10' 7" (3.23m) Window to front, fitted wardrobe and storage cupboards, fitted window seat and storage, radiator, omate ceiling, door to en suite,

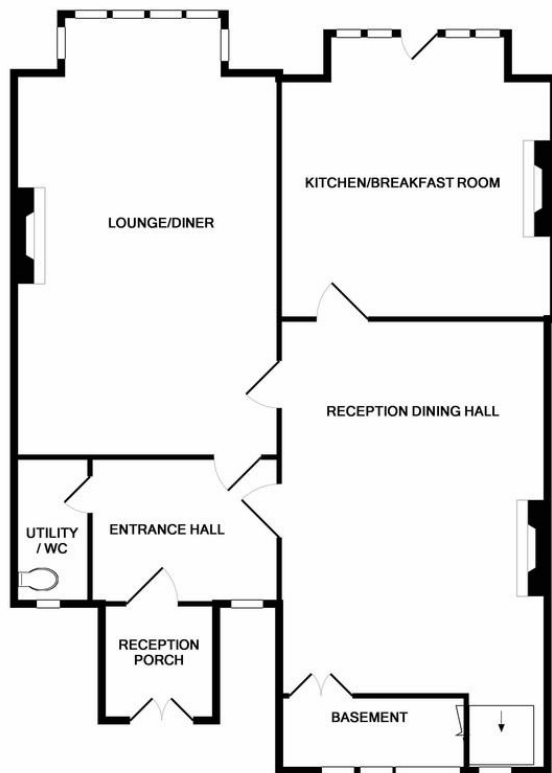
EN SUITE SHOWER ROOM

Walk in comer shower cubide with marble tiled walls, low flush wc, wash hand basin set in vanity unit, marble tiled floor, window to front,

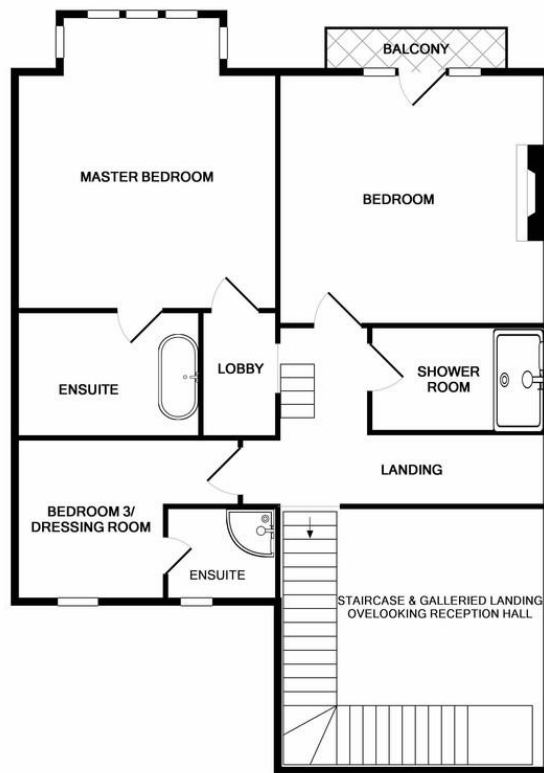
EXTERIOR

The property is accessed by electronic security gates and into the parking area where there are 2 allocated parking spaces plus visitor parking. The communal landscaped gardens are well kept and the property benefits from its own private terrace at the rear.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure

999 year original lease

Share of Freehold

Council Tax Band

To be confirmed

Viewing Arrangements

Strictly by appointment

Contact Details

35 Victoria Road

Romford

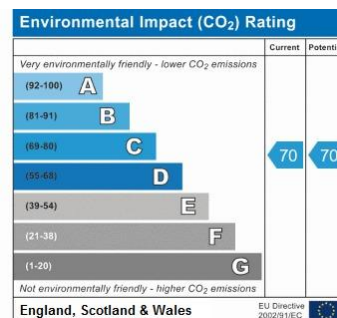
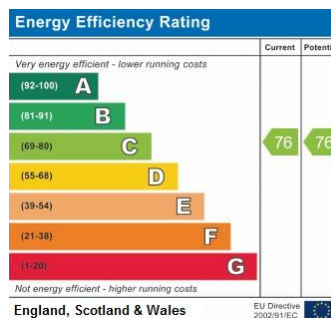
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Additional features and information

- Sonos sound system
- Rako lighting system
- Nest heating system
- All above fully accessible and useable from a smart phone
- Underfloor heating in bathrooms
- All original features staircase, stain glass windows, fireplaces etc

Agents Note: Whilst every care has been taken to prepare these details, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements