



Flat 7 | 18 Brambledown Road
Sanderstead | Surrey CR2 0BL |



HENLEY HOMES An exceptional penthouse apartment offering contemporary luxury living in one of Sanderstead's most desirable residential locations. Positioned on Brambledown Road within an exclusive development of just seven apartments, this outstanding three bedroom, two bathroom home delivers privacy, space and striking design. Flooded with natural light and enjoying breathtaking 360 degree views, the apartment is a true sun trap throughout the day. The open-plan living and kitchen space has been finished to a high modern specification, creating a stylish yet practical environment for both everyday living and entertaining. Three well proportioned bedrooms are complemented by two beautifully appointed bathrooms, while a private outdoor balcony provides the perfect vantage point to relax and take in the surroundings. A rare opportunity to acquire a luxury penthouse in a boutique development, combining modern elegance with an enviable sense of elevation and outlook.

Hall 9' 2" x 9' 0" (2.79m x 2.74m)

Strip LVT flooring, underfloor heating.

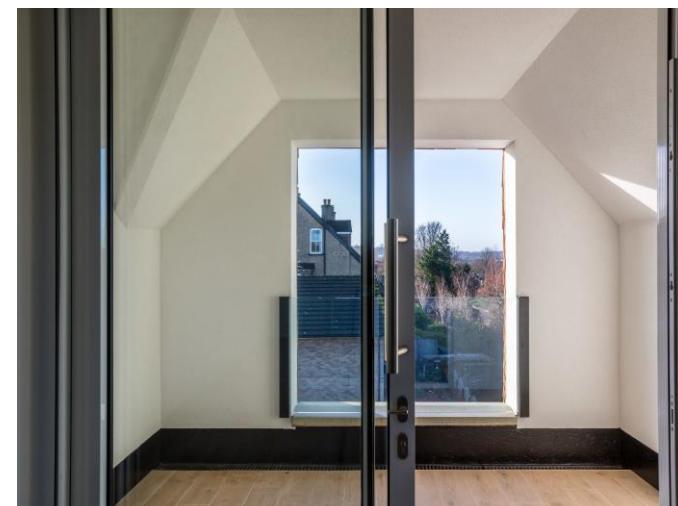
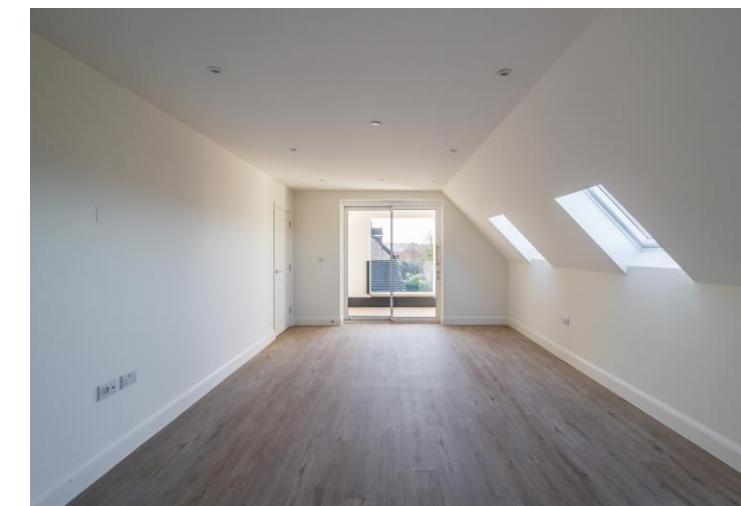
Kitchen 16' 5" x 14' 6" (5.00m x 4.42m)

Double aspect, high quality kitchen units with soft door closures, integrated bosch appliances; fridge/freezer, integrated electric oven and microwave oven integrated dishwasher, washer/dryer, induction hob and extractor fan, strip LVT flooring, Calcutta gold quartz worktops, underfloor heating.





Sitting Room 22' 6" x 13' 1" (6.85m x 3.98m)
Double aspect with side velux, slider door leading onto terrace, strip LVT flooring, underfloor heating.



Bedroom 1 23' 1" x 12' 6" (7.03m x 3.81m)

Front aspect, strip LVT flooring, underfloor heating.

En-suite 7' 4" x 6' 6" (2.23m x 1.98m)

Underfloor heating, high quality sanitary and taps fittings, part tiled ceramic walls, heated towel rail, wall hung wash hand basin on vanity unit, low level WC, tiled panelled bath with shower screen, wall mounted taps and separate hand held shower attachment, porcelain tiled flooring.





Bedroom 2 16' 0" x 11' 8" (4.87m x 3.55m)
Side aspect with slider doors leading onto balcony, strip LVT flooring, underfloor heating.

Bedroom 3 11' 1" x 11' 0" (3.38m x 3.35m)
Front aspect, strip LVT flooring, underfloor heating.

Shower Room 5' 0" x 5' 0" (1.52m x 1.52m)
Side aspect, part tiled ceramic walls, high quality sanitary fittings and taps, heated towel rail, wall hung wash hand basin on vanity unit, shower unit with wall mounted rainwater showerhead and separate hand held shower attachment, underfloor heating, porcelain tiled flooring.

Cloakroom 4' 8" x 4' 3" (1.42m x 1.29m)
Low level WC, wall mounted wash hand basin, underfloor heating, porcelain tiled flooring.

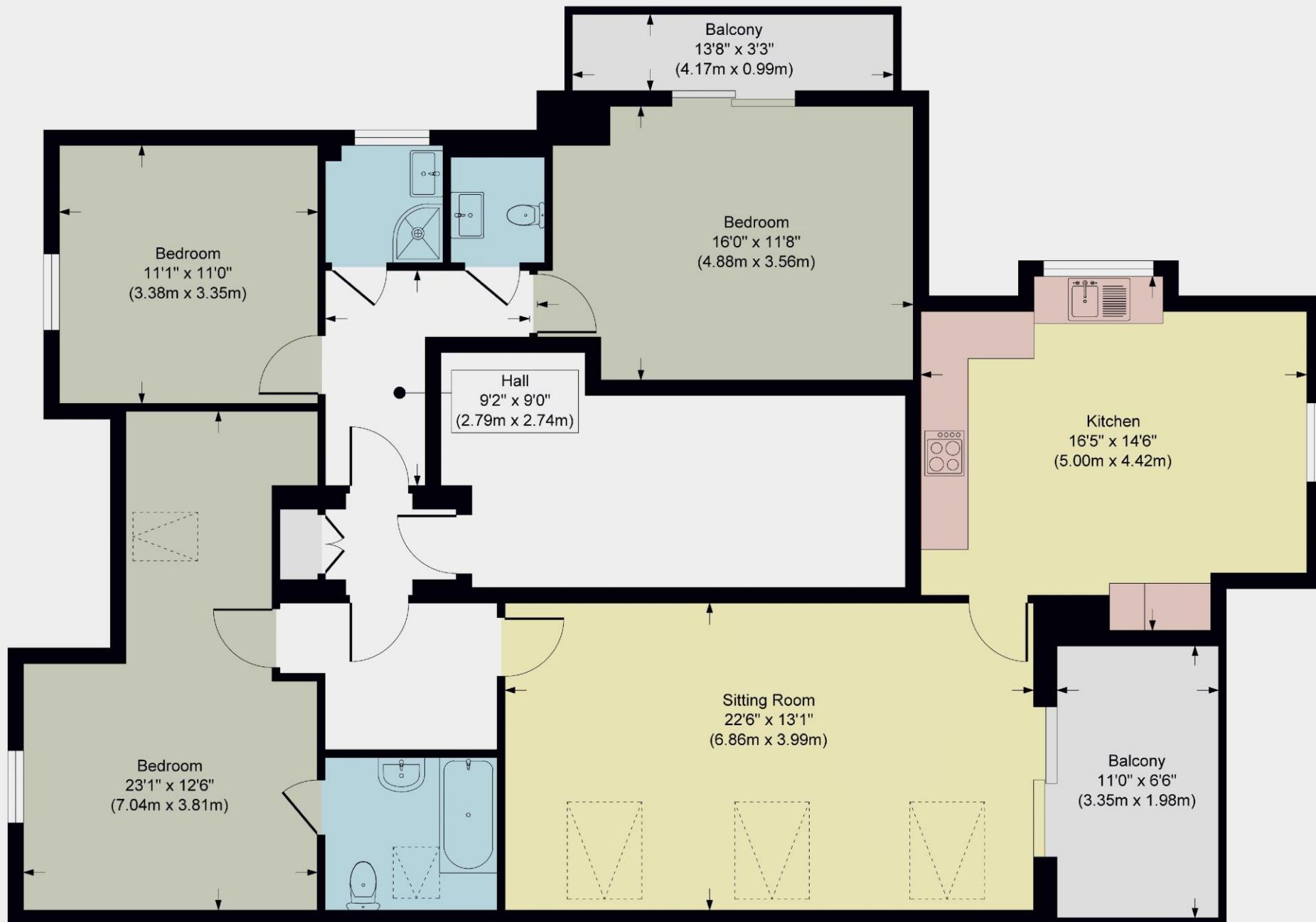


Balcony One 11' 0" x 6' 6" (3.35m x 1.98m)



Balcony Two 13' 8" x 3' 3" (4.16m x 0.99m)

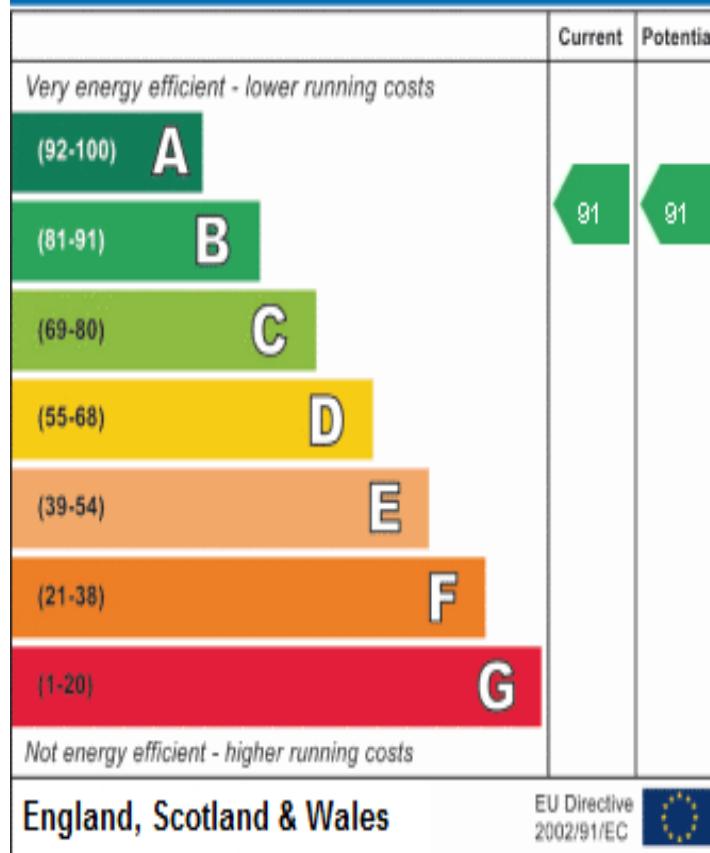




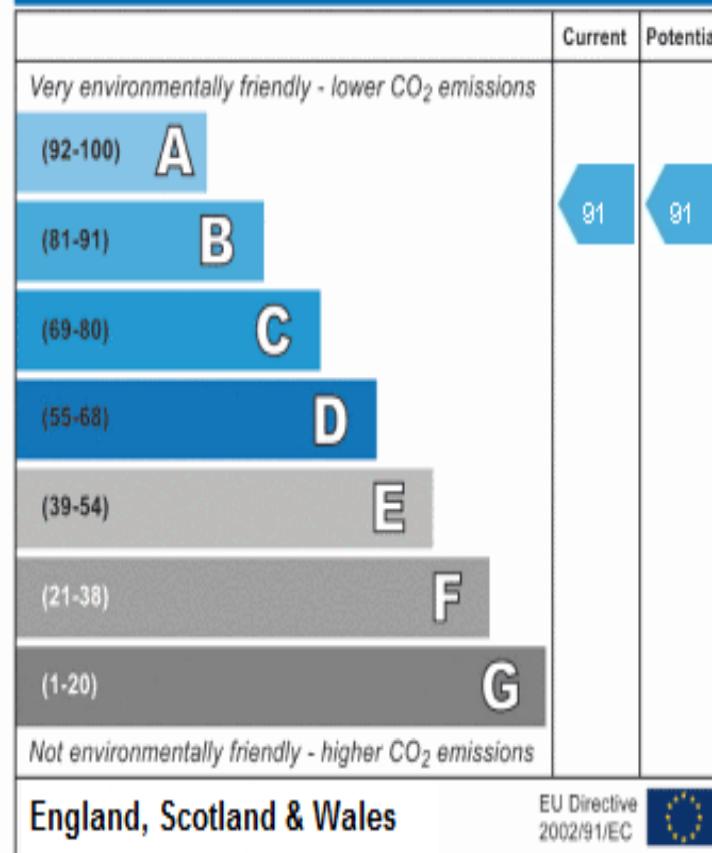
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Approximate Gross Internal Area = 122.63 sq. m / 1320 sq. ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

HENLEY HOMES

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