



homezone

**£550,000 Share of  
Freehold**

**7 Manor Place Mavelstone  
Road**

Bickley, BR1 2TA

- MAGNIFICENT MANSION FLAT
- TWO DOUBLE BEDROOMS
- DIRECT ACCESS TO TERRACE
- IMPRESSIVE LIVING ROOM
- TWO BATH/SHOWER ROOMS
- SPECTACULAR COMMUNAL GROUNDS
- HIGHLY FAVOURED LOCATION
- TWO PARKING BAYS
- CHAIN FREE SALE
- EPC - BAND D



### Homezone Property Services

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An impressive mansion flat forming part of a magnificent period residence and located within one of Bickley's most prestigious roads.

Manor Place was designed by notable architect H Paxton Watson and constructed circa 1900 for Count de Luca to an Italianate style. Converted to 8 sizeable apartments in 1980, this fine stone building stands in spectacular grounds of around one acre with private parking to the front.

The property provides two bedroom accommodation with a stunning 18' x 14'4 living room featuring high ceilings and French doors leading to the delightful communal terrace and enjoying a lovely aspect over the rear gardens. Further accommodation comprises the modern fitted kitchen, dining room with separate access to the terrace, recently re-modelled bathroom plus en-suite to the master bedroom.

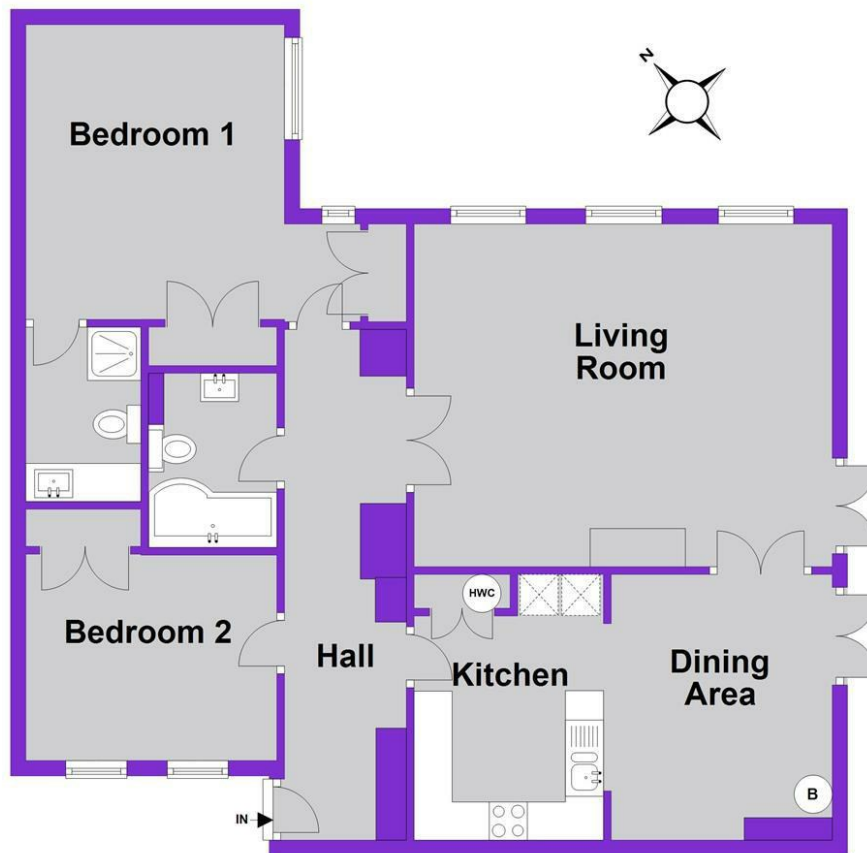
The property enjoys the benefit of two allocated parking bays to the front, plus a share in the freehold of the building.

Mavelstone Road is a highly desirable un-adopted residential road which is conveniently located providing access to stations at Elmstead Woods (London Bridge & Cannon Street) plus Bickley (London Blackfriars and Victoria). Bromley town centre is also within easy reach providing a vast array of shopping and dining facilities including The Glades Shopping centre. There are also local shops nearby in Widmore Green.



## Ground Floor

Approx. 91.2 sq. metres (981.5 sq. feet)



Total area: approx. 91.2 sq. metres (981.5 sq. feet)

### **ENTRANCE PORCH**

Covered entrance porch approached to the left hand side of the building. Private front door leading to:

### **ENTRANCE HALLWAY**

Part glazed leaded light front door, wood block flooring, coving, radiator.

### **LIVING ROOM**

18' x 14'4 (5.49m x 4.37m)

Three large multi-paned windows to the rear overlooking the gardens, Multi-paned French doors leading to paved terrace to the side, feature marble fireplace surround and hearth with gas fire, three wall light points, radiator.

### **KITCHEN**

11'3 (max into units) x 8' (3.43m (max into units) x 2.44m)

Open plan to dining area, fitted with a range of modern cream gloss wall and base units with wooden effect worktops to three walls, inset stainless steel sink unit, built-in stainless steel gas hob with extractor hood over, built-in double oven, spaces for appliances, cupboard housing pressurised hot water cylinder, part tiled walls, vinyl flooring.

### **DINING ROOM**

11'4 (narrowing to 9'4) x 9' (3.45m (narrowing to 2.84m) x 2.74m)

Multi-paned French doors to side leading to paved terrace, radiator, wall cupboard housing gas boiler (installed new 2018), plate rails, double doors leading to lounge.

### **BEDROOM 1**

12'9 x 10'10 (plus recess of 3'2) (3.89m x 3.30m (plus recess of 0.97m))

Windows to side and rear overlooking the gardens, two built-in double wardrobes, radiator, door to:

### **EN-SUITE SHOWER**

Built-in shower cubicle, built-in vanity top with inset wash basin, WC, full width fitted wall mirror, vinyl flooring, radiator, part tiled walls.

### **BEDROOM 2**

10'7 x 8'6 (3.23m x 2.59m)

Two windows to front, radiator, built-in double wardrobe, fitted book shelf/storage unit.

### **BATHROOM**

Recently appointed with a new white suite comprising panelled shower/bath with mixer tap/shower attachment over, concealed cistern WC, fitted wash basin with built-in storage under, fully tiled walls, heated chrome towel rail, wall mirror with LED lighting.

### **COMMUNAL GROUNDS**

Spectacular communal grounds extending to around one acre overall. To the rear there is an expansive area of lawn surrounded by numerous mature trees and shrubs providing an attractive outlook. The flat enjoys direct access to a large shared terrace overlooking the rear garden which the owners use for outdoor dining and entertainment. The terrace provides steps down to the lawn.

### **PARKING**

Two allocated parking bays to the front.

### **LEASE/MAINTENANCE**

LEASE: Shared freehold with an existing lease of 125 years from 1987 (94 years remaining).

MAINTENANCE CHARGE: £2200 pa to include sinking fund.

### **COUNCIL TAX**

London Borough of Bromley - Band tba

#### **PROPERTY MISDESCRIPTIONS ACT 1991**

The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.