





FLAT 59, BRUNSWICK HOUSE 15 HOMEFIELD  
RISE, ORPINGTON, BR6 0RT

£345,000

- Part of Brunswick Square, a landmark Berkeley Homes development completed in 2018
- Top-specification kitchen with gloss cabinetry, Bosch integrated appliances and LED under-unit lighting
- Spacious open-plan kitchen/dining/living room with stylish wood-effect flooring
  - Bright double bedroom with fitted wardrobes
- Contemporary three-piece bathroom with sleek fixtures and finishes
  - Spacious private roof terrace with far-reaching views
- Welcoming hallway with built-in storage, utility cupboard and video entry system
  - Remainder of 250-year lease, offering long-term security
- Only 0.7 miles from Orpington Station – trains to London Bridge in as little as 15 minutes
  - Perfectly located for town centre living, with shops, restaurants, leisure facilities and green spaces all nearby









## ABOUT THIS HOME

This exceptional one-bedroom apartment is set within Brunswick Square, a landmark development by Berkeley Homes completed in 2018. Offering the perfect balance of style, comfort and convenience, it is ideally suited to modern living.

The moment you step inside, the elegant communal areas create an immediate sense of quality and sophistication. The apartment itself opens into a welcoming hallway, complete with built-in storage, utility cupboard and a secure video entry system. From here, you are led through to a bright and generously proportioned double bedroom with fitted wardrobes, a sleek three-piece bathroom with contemporary fixtures, and a superb open-plan kitchen, dining and living space.

The kitchen has been finished to Berkeley Homes' renowned specification, featuring high-gloss cabinetry, Bosch integrated appliances, pristine white work surfaces and LED under-unit lighting. The living area, with stylish wood-effect flooring, seamlessly connects to a large private sun terrace with far reaching views.

Completing the appeal, the property benefits from the remainder of a 250-year lease, offering peace of mind for the future.



An aerial photograph of a modern, multi-story brick apartment building. The building features numerous balconies with glass railings and large windows. In the foreground, there is a parking lot filled with various cars. To the right, a smaller white building is visible with the text 'ORPINGTON CAMPUS' on its side. The sky is blue with scattered white clouds.

## USEFUL INFORMATION

Remainder of 250 year lease from 1st January 2015

Annual Ground Rent = £300

Annual Service Charge = £2724

Bromley Council

Council Tax Band C

Information provided as a guide only and not to be solely relied upon

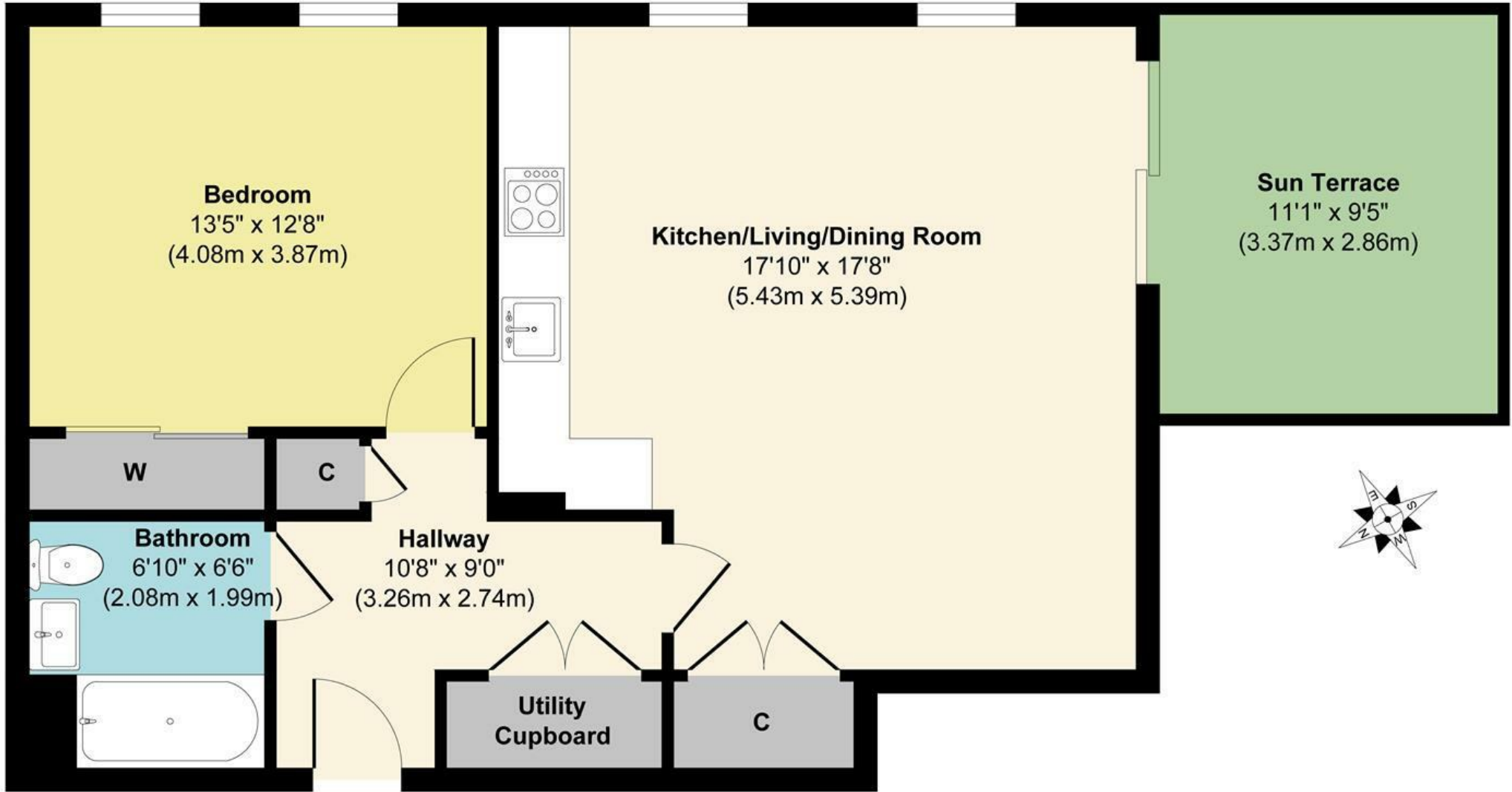


Fire exit

RESTAURANT

BR

MUSIC HOUSE



**Floor Plan**

**Approx. Gross Internal Floor Area 609 sq. ft / 56.61 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

## ABOUT THE AREA

Brunswick Square is perfectly positioned in the heart of Orpington, placing an excellent selection of amenities right on your doorstep. Just 0.7 miles from Orpington Station, commuters benefit from fast and direct services to London Bridge in as little as 15 minutes, with additional connections to Cannon Street, Charing Cross and Victoria. Road links are equally convenient, with the M25 easily accessible for wider travel.

For leisure and lifestyle, The Walnuts Shopping Centre, leisure facilities, cinema and PureGym are all just 0.1 miles away, while Orpington High Street offers a diverse mix of independent boutiques, well-known retailers, cafés and restaurants. Green spaces are plentiful, with nearby parks and countryside providing opportunities for outdoor pursuits.

South Orpington has become a favoured location for professionals and families alike, thanks to its combination of excellent schools, superb transport connectivity and a thriving town centre atmosphere.





# ABOUT US

Rafferty & Pickard represent homes across London and the South East, from city centre apartments to elegant country houses.

Every property is showcased with cinematic video, striking photography and the latest marketing technology.

Clients benefit from a highly personal, seamless experience from launch to completion.

# CONTACT US

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