





FLAT 62, BRUNSWICK HOUSE 15 HOMEFIELD
RISE, ORPINGTON, BR6 0RT

£290,000

- 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
- Fully enclosed winter garden, ideal for year-round enjoyment
- 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 fully enclosed winter garden – the ideal spot to enjoy fresh air and views whatever the weather.

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







USEFUL INFORMATION

Remainder of 250 year lease from 1st January 2015

Annual Ground Rent = £300

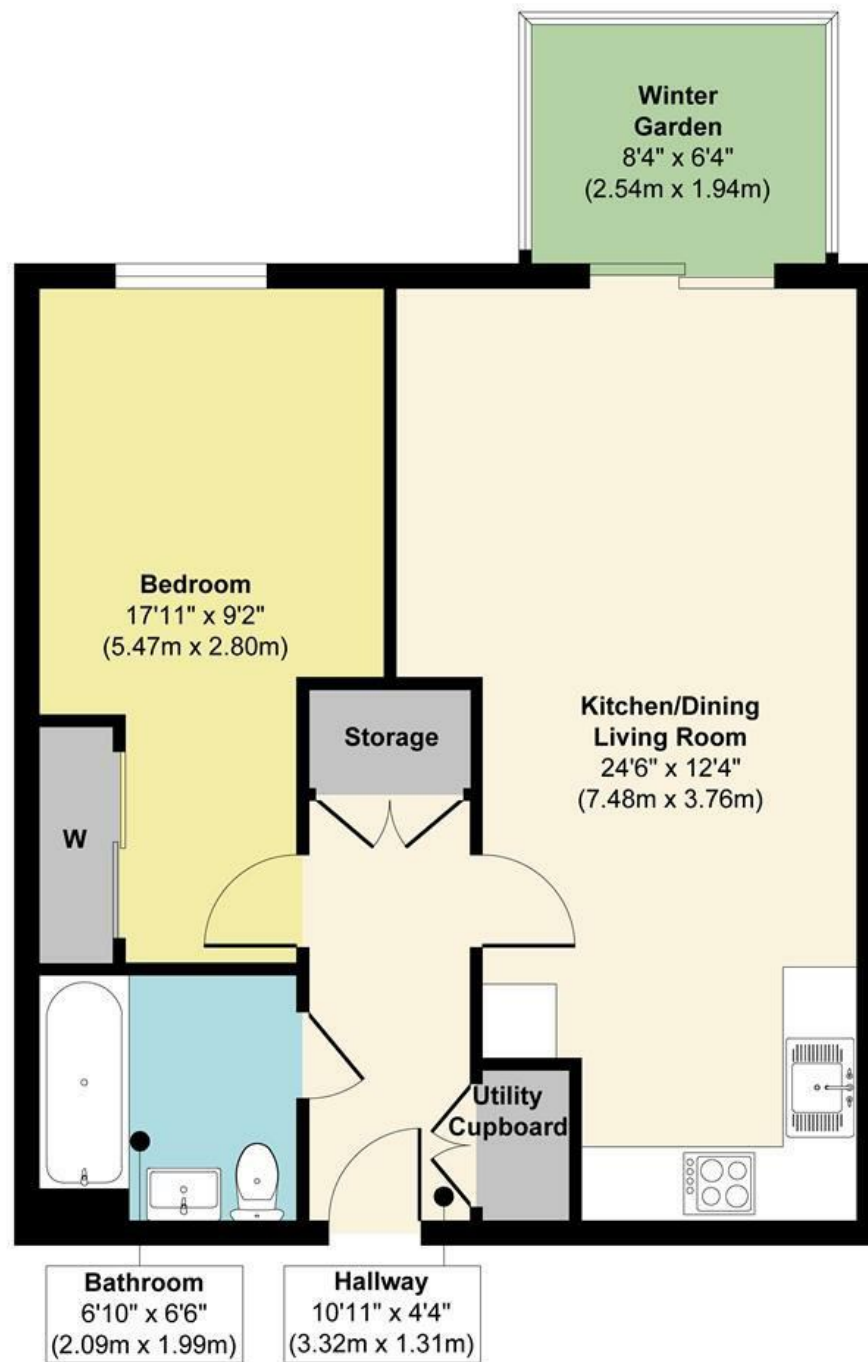
Annual Service Charge = £2448

Bromley Council

Council Tax Band C

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





Floor Plan

Approx. Gross Internal Floor Area 540 sq. ft / 50.19 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

John-Paul Rafferty FNAEA MARLA Assoc RICS
john@raffertyandpickard.co.uk

Paul Pickard MNAEA
paul@raffertyandpickard.co.uk

71 London Road
Sevenoaks
Kent
TN13 1AX

T: 01732 905499
E: homes@raffertyandpickard.co.uk
W: raffertyandpickard.co.uk

