



Ometa Heights, 296 Brigstock Road

In Excess of **£290,000**



Flat 5

Ometa Heights, Thornton Heath

An exceptional split-level apartment of remarkable style and elegance, forming part of an imposing detached Victorian residence that has been sympathetically and expertly converted to create an exclusive collection of luxurious homes in Thornton Heath.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

- Stunning split-level apartment forming part of an elegant detached Victorian conversion.
- Beautifully presented throughout with stylish, contemporary décor and an abundance of natural light.
- Spacious principal bedroom with luxurious en-suite shower room, plus a modern family bathroom.
- Magnificent reception/dining room featuring impressive high ceilings and large windows, creating a bright and airy living space.
- Generously sized fitted kitchen overlooking the attractive communal grounds.
- Versatile second double bedroom, ideal for guests, a home office or additional family accommodation.
- Secure entry phone system, long lease, residents' parking and beautifully maintained communal gardens.
- An exceptional home combining Victorian character with modern luxury, offering a superb lifestyle in a highly desirable setting.



Bedroom 1

En-suite

Dimensions: 4' 11" x 6' 0" (1.50m x 1.83m).

Bathroom

Dimensions: 4' 11" x 7' 7" (1.50m x 2.31m).

Kitchen

Dimensions: 7' 7" x 10' 11" (2.31m x 3.33m).

Bedroom 2

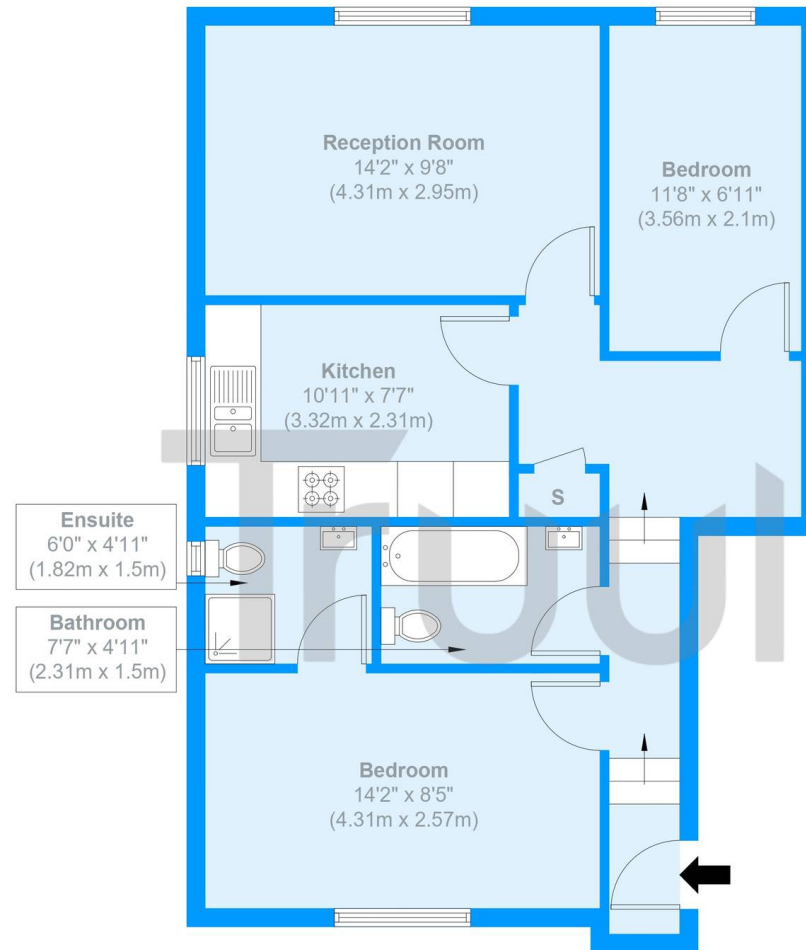
Dimensions: 6' 11" x 11' 8" (2.11m x 3.56m).

Reception

Dimensions: 9' 8" x 14' 2" (2.95m x 4.32m).



Omata Heights



First Floor
Approximate Floor Area
617 sq. ft
(57.3 sq. m)

Approximate Gross Internal Area = 57.3 sq m / 617 sq ft

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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