

Total area: approx. 264.7 sq. metres (2849.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	55	55
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.



Waterside Apartments | Croydon Road | Keston | BR2

Guide Price £1,250,000 - £1,300,000

-  Luxury penthouse apartment
-  Circa 3,000 sqft
-  3 en-suite bedrooms
-  Underground parking
-  West-facing balconies & private terrace
-  Picturesque lake & communal grounds
-  Conveniently-located
-  Individually-designed



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Kenton are delighted to present this circa 3,000 square foot luxury penthouse apartment, situated within the coveted and prestigious Keston Waterside Apartments development. Waterside Apartments is a modern (2011) development comprising 8 curated, individually-designed apartments. Internally, the property comprises; 3 sizeable bedrooms all of which feature en-suites, an ample-sized living room with a separate dining area off of it, a modern and high-quality Italian (Schiffini) kitchen with central island and integrated Kuppertsbusch and Teka appliances, cloakroom with W.C, two west-facing balconies overlooking a natural lake as well as separate access to a private roof terrace, with all of the accommodation served by a well-proportioned hallway featuring velux windows as well as a handy storage/utility cupboard also. Externally, you will also find vast, well-maintained communal grounds including a gazebo with BBQ. There is also allocated underground parking for two vehicles in addition to visitors spaces. Notable other features include; timber oak wood flooring, underfloor heating throughout, video entry system, communal CCTV, warming drawer and blue filter tap to the Kitchen, individual security mail boxes, communal lift, porcelain, marble, limestone and feature mosaics to en-suites, inset spot lighting and sound systems (both controllable via phone), electrically-operated velux windows and Villeroy and Boch fittings. Orpington Station is circa 1.8m away, providing direct and frequent services into central London. Locksbottom High Street is just a short walk away, featuring an array of; restaurants, bars and general amenities. Bromley Town Centre is also a short drive away, offering an extensive range of facilities. Furthermore, a number of well-renowned schools are also within close proximity. **NO ONWARD CHAIN. TENURE & ASSOCIATED CHARGES;** *Kenton understand that the tenure is Share of Freehold. *Kenton understand that there is currently 986 years outstanding on the lease term *Kenton understand that a maintenance/service charge of £7,757.12 per annum is applicable

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