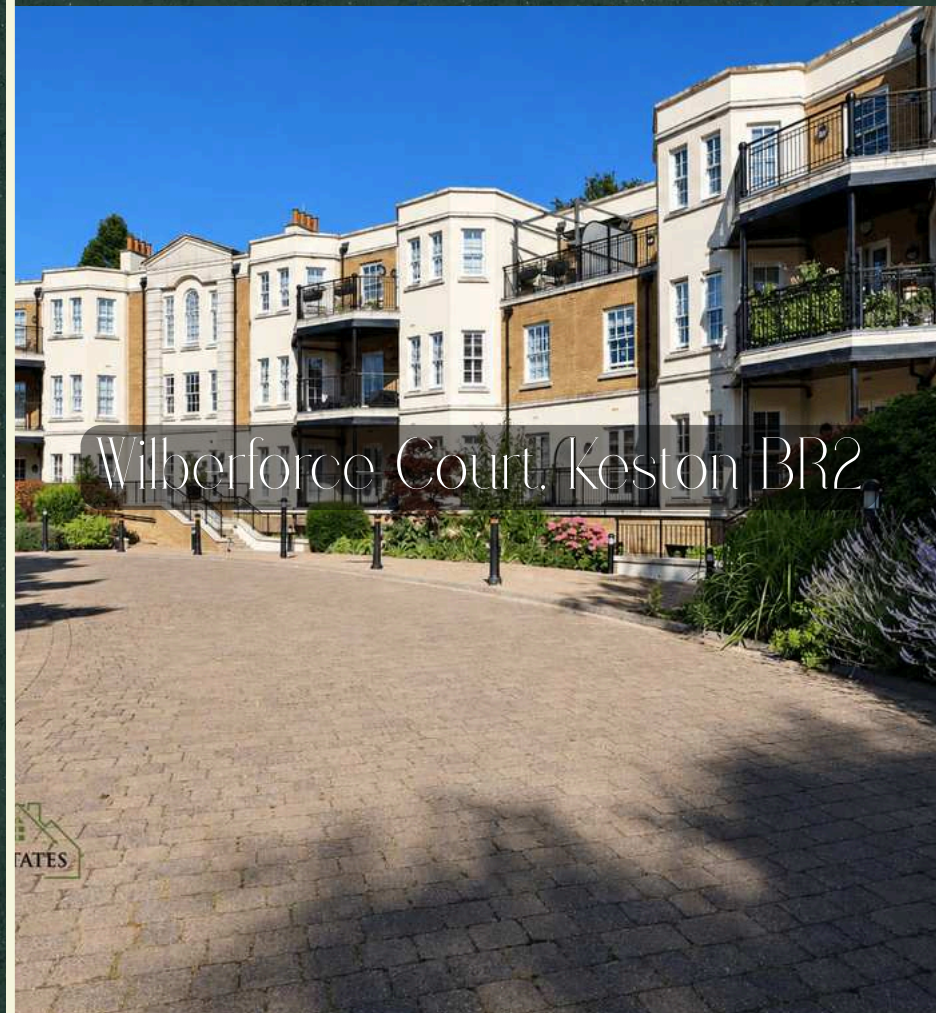




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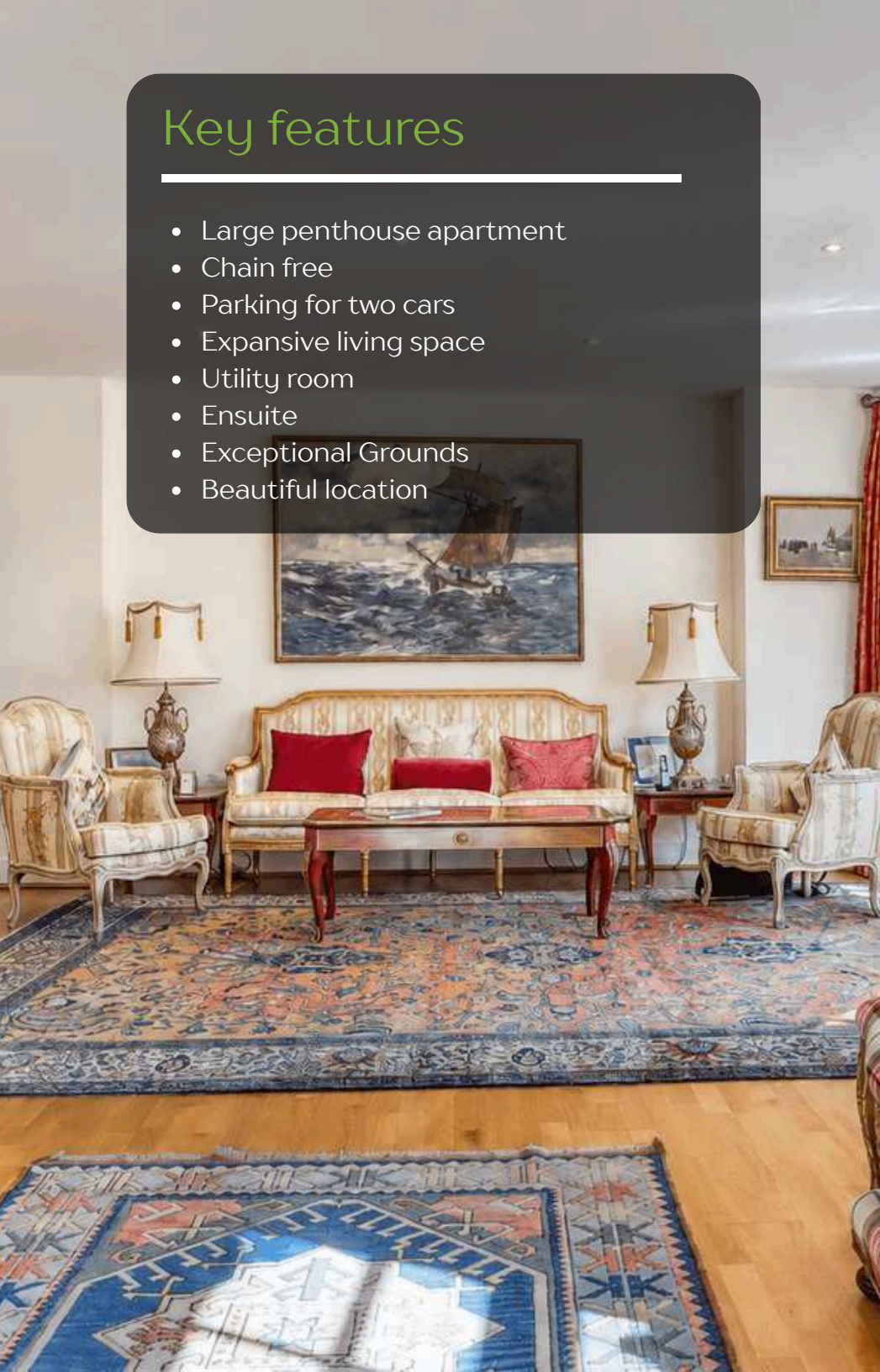


PUTTING YOU FIRST



## Key features

- Large penthouse apartment
- Chain free
- Parking for two cars
- Expansive living space
- Utility room
- Ensuite
- Exceptional Grounds
- Beautiful location



## Description

Integra-Estates is delighted to present this truly exceptional three bedroom penthouse apartment at Wilberforce Court, set within the prestigious Holwood Estate, Keston, BR2.

Spanning an impressive 2,100 plus square feet, this is a home of rare scale, grace and calm. It offers far more than generous accommodation. It offers a private estate lifestyle, surrounded by woodland, parkland and a remarkable sense of peace, while keeping Bromley, Keston, Locksbottom, Orpington and London life within easy reach.

From the moment you arrive at Holwood Estate, the tone is set. This is not everyday apartment living. It is a setting with presence, privacy and heritage, where the pace of life feels softer and more considered. The surrounding landscape gives the feeling of a country retreat, yet the convenience of South East London remains close enough to enjoy whenever needed.





As you step inside the apartment, the scale is immediately impressive. The property has a wonderful flow throughout, with natural light moving beautifully through the rooms and drawing your eye towards the elevated outlook beyond. Being positioned as a penthouse, the home enjoys a superb feeling of openness, with views across the surrounding ancient woodland and grounds that change beautifully with the seasons. Morning light, evening skies, treetop views and quiet moments on the terraces all become part of the everyday experience.



The reception and dining room is a magnificent space, generous enough to host family gatherings, elegant dinners or relaxed evenings with friends. It is rare to find a room of this proportion within apartment living. It is rarer still to find one that feels so calm, bright and connected to its surroundings. Large windows invite in natural light, while direct access onto the balconies allows the living space to extend outside with ease. It is the perfect room for entertaining, unwinding or simply sitting quietly with the doors open while enjoying the peaceful estate setting.

The balconies are a particular highlight. They provide a beautiful connection to the outdoors and allow the next owner to fully appreciate the elevated position of the apartment. Whether it is a quiet morning coffee, a glass of something chilled at the end of the day or a few moments of fresh air while looking across the woodland, these outside spaces add a genuine sense of lifestyle.

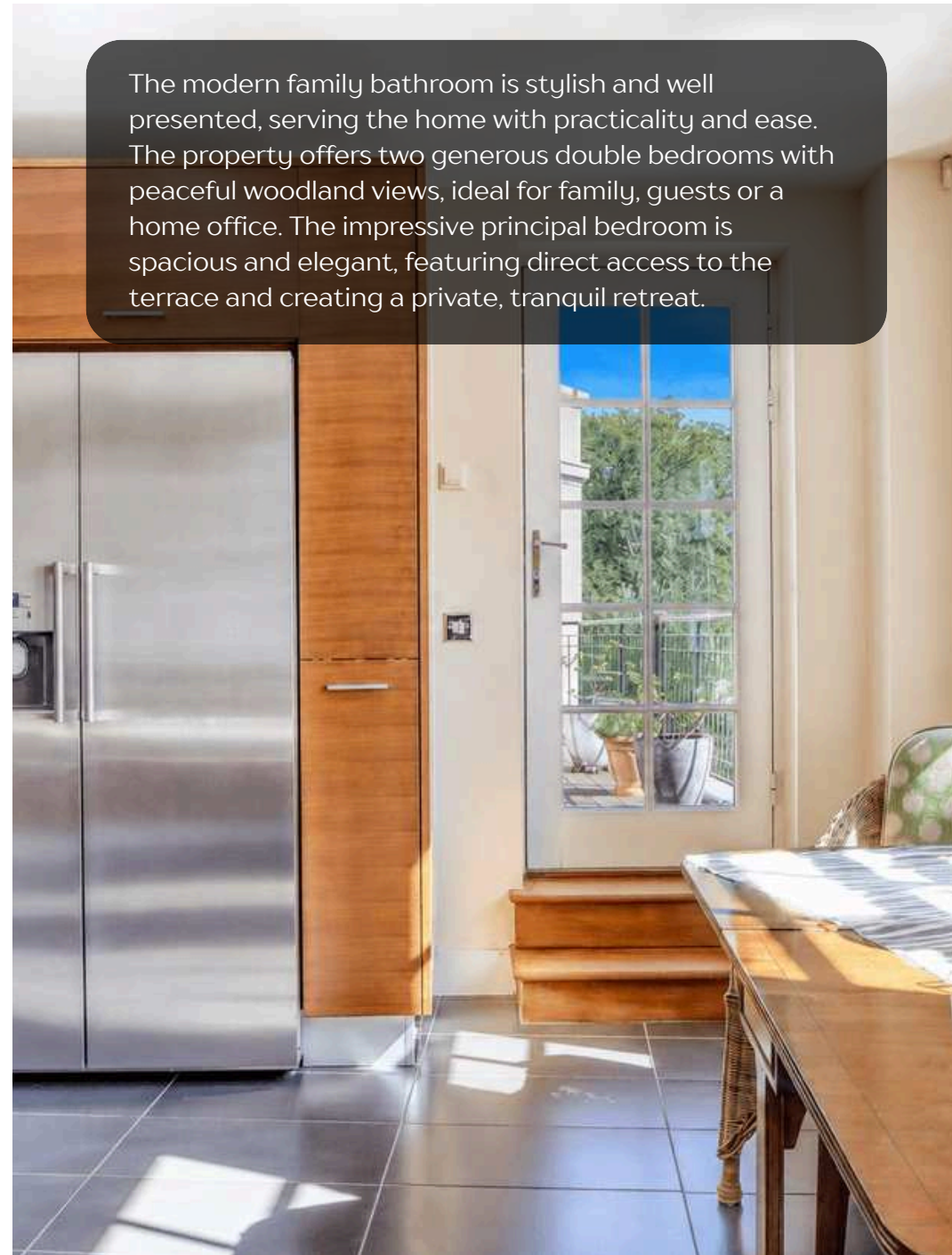


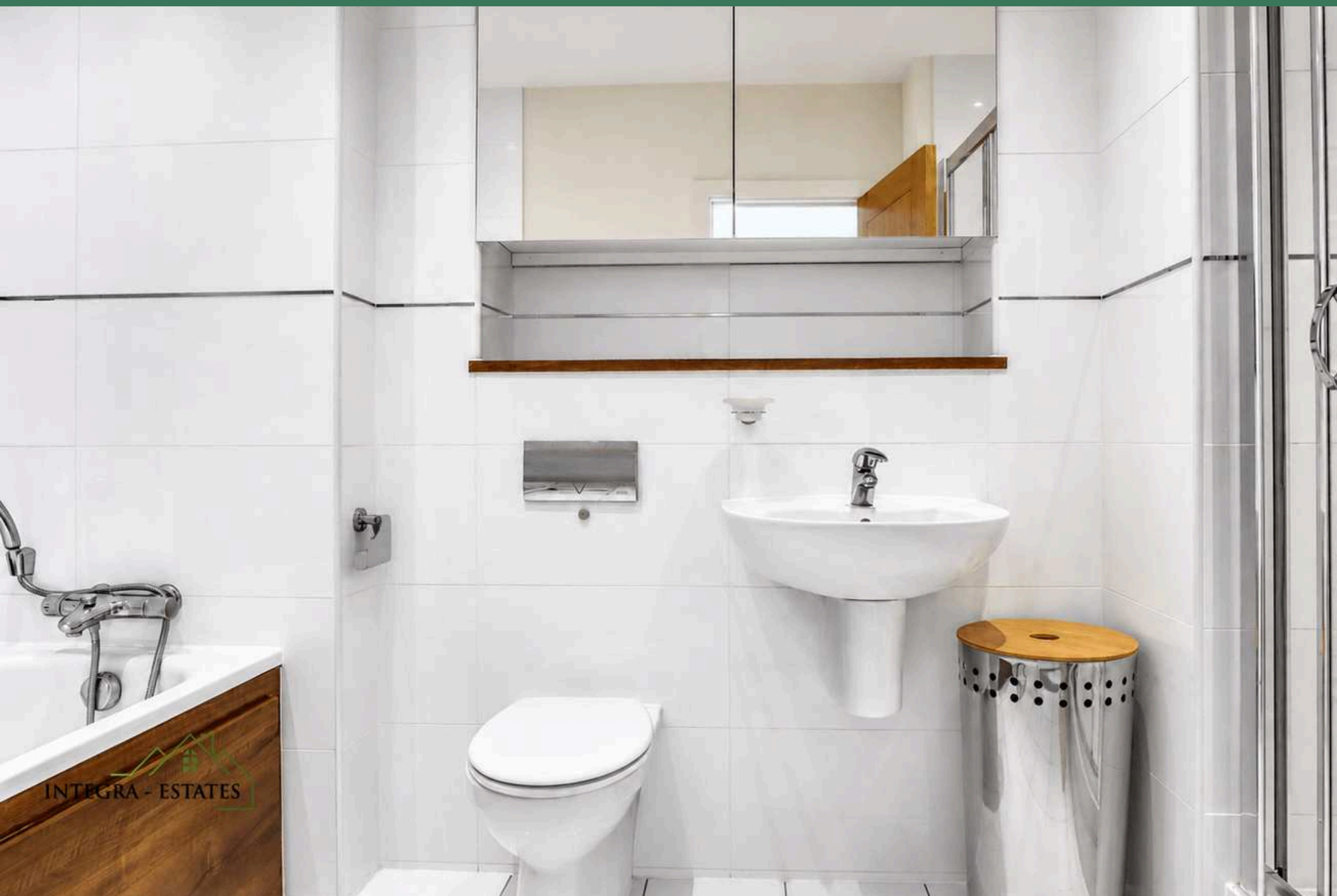
The kitchen is both substantial and practical, offering a wonderful amount of space for those who enjoy cooking as well as those who need a kitchen that works effortlessly around busy day to day life. With generous preparation areas, excellent storage and room to move comfortably, it lends itself to everything from relaxed breakfasts to more ambitious entertaining. It is a kitchen that feels properly usable, not simply tucked away as an afterthought, which is so important in a home of this calibre.





The modern family bathroom is stylish and well presented, serving the home with practicality and ease. The property offers two generous double bedrooms with peaceful woodland views, ideal for family, guests or a home office. The impressive principal bedroom is spacious and elegant, featuring direct access to the terrace and creating a private, tranquil retreat.



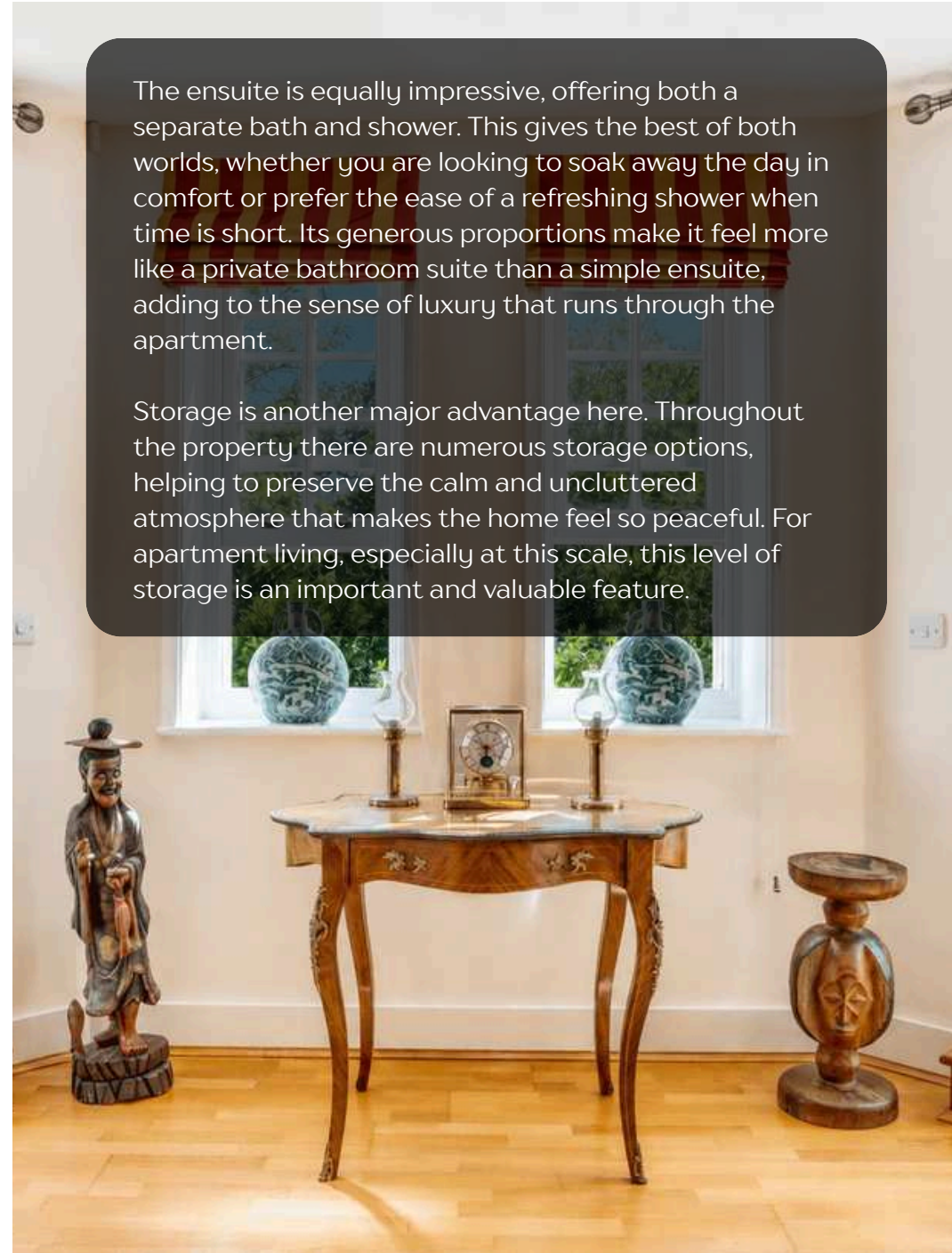




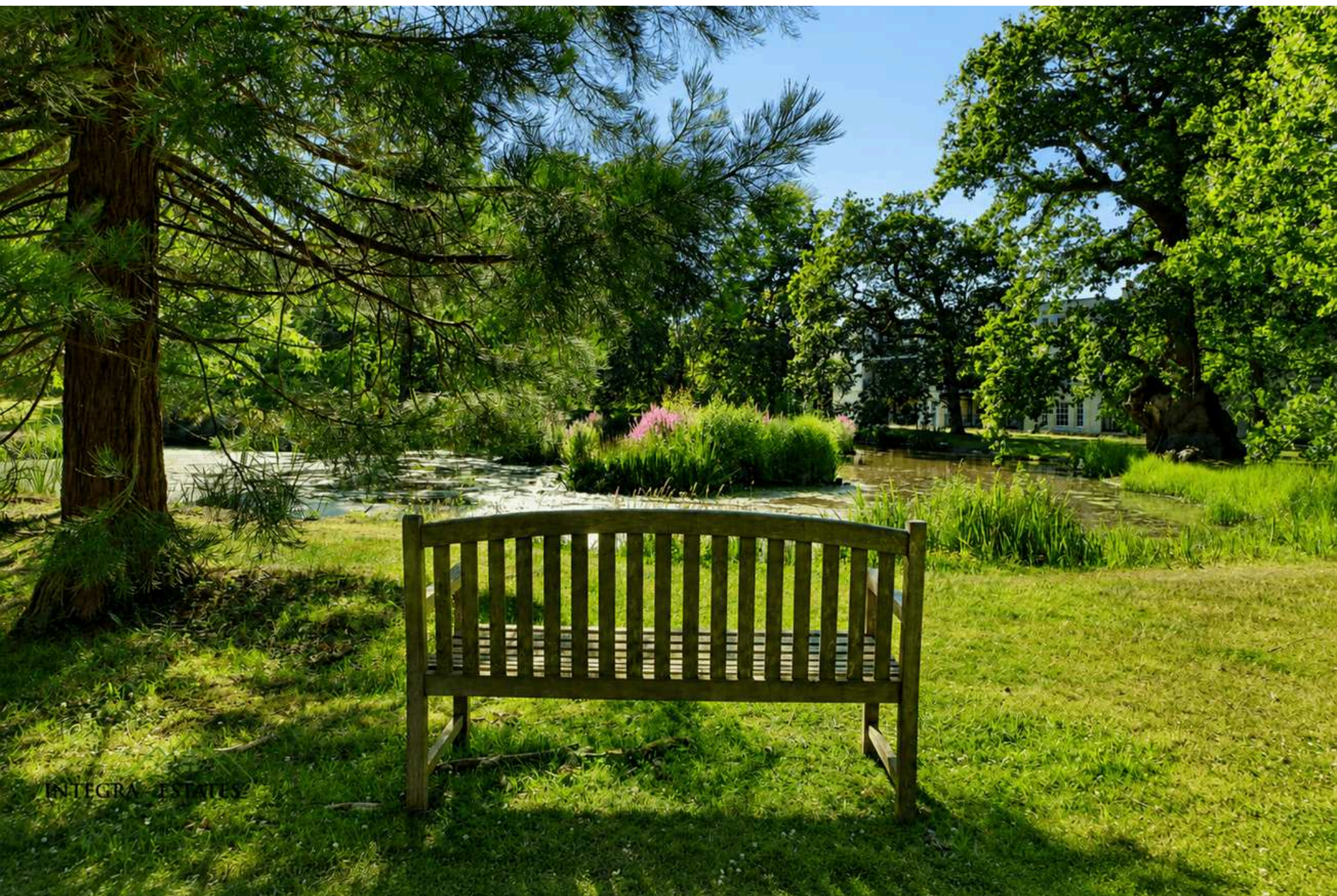


The ensuite is equally impressive, offering both a separate bath and shower. This gives the best of both worlds, whether you are looking to soak away the day in comfort or prefer the ease of a refreshing shower when time is short. Its generous proportions make it feel more like a private bathroom suite than a simple ensuite, adding to the sense of luxury that runs through the apartment.

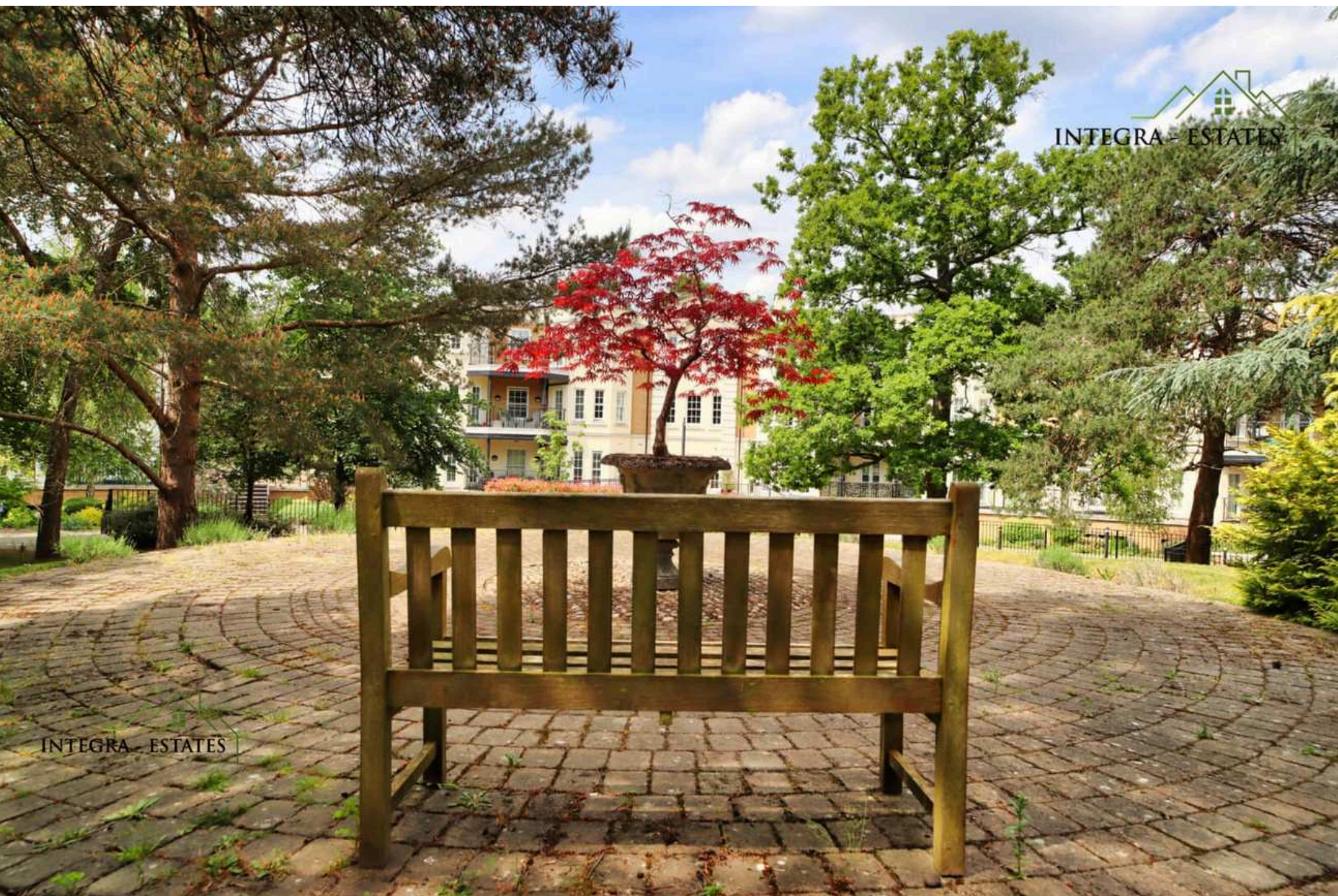
Storage is another major advantage here. Throughout the property there are numerous storage options, helping to preserve the calm and uncluttered atmosphere that makes the home feel so peaceful. For apartment living, especially at this scale, this level of storage is an important and valuable feature.











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# Location

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The wider Holwood Estate setting is where this home becomes truly special. For those who love walking, nature, history and open space, the surroundings are a rare privilege. The estate has a wonderful sense of maturity and character, with woodland, open grounds and a peaceful atmosphere that feels far removed from the pressure of London life. It is the sort of place where you can enjoy morning walks, quiet weekends, birdsong, changing seasons and the feeling of space around you. The historical character of the area adds further depth. Holwood and the surrounding Keston landscape have long been associated with important chapters of local and national history, giving the setting a sense of story that modern developments simply cannot recreate. Living here is not just about the apartment itself. It is about becoming part of a landscape with heritage, beauty and lasting appeal.

Despite the calm, the location remains highly practical. Bromley, Keston, Locksbottom and Orpington are all within easy reach, offering a wide choice of shops, restaurants, cafes, schools, transport links and everyday amenities. This balance is what makes the property so compelling. You can return home to peace, privacy and woodland views, yet still remain connected to the places that make life convenient. For buyers seeking a lifestyle that blends country estate surroundings with the accessibility of London, this penthouse is a rare and remarkable opportunity. It will appeal to those who value space, light, tranquillity and setting. It will also suit anyone who wants a home that feels refined, spacious and impressive.

This is not simply a large apartment. It is a peaceful penthouse home of 2,00 plus square feet, set within one of the area's most distinctive estate environments, offering space to breathe, room to entertain and a daily connection to nature that is increasingly hard to find.

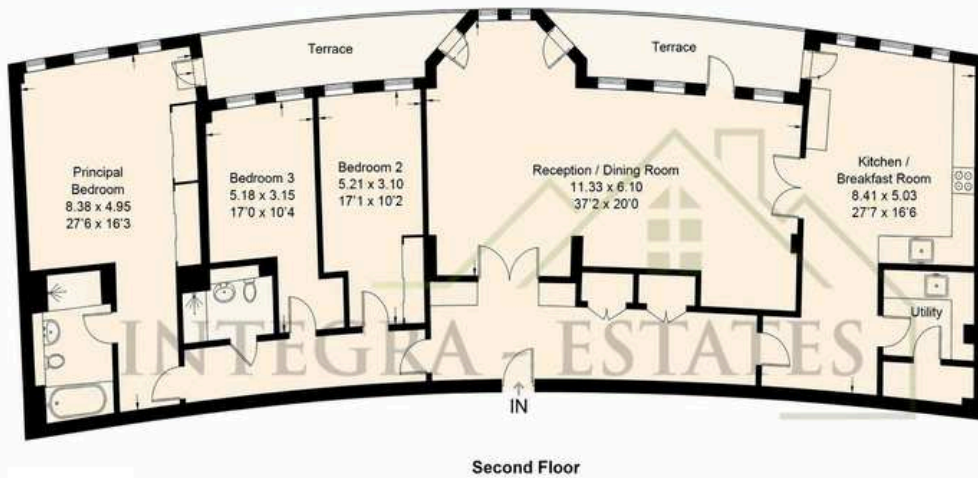
Homes of this scale, setting and quality rarely become available. Please contact Integra-Estates today to arrange your viewing and experience the calm, elegance and lifestyle of Wilberforce Court for yourself.





## Wilberforce Court

Approximate Area = 196.4 sq m / 2114 sq ft  
Including Limited Use Area (1.8 sq m / 19 sq ft)



Second Floor

This floor plan is for illustration purposes only and should not be relied upon for accuracy. All measurements are approximate and any references to appliances or fixtures do not imply they are in working order. No responsibility is taken for any errors, omissions, or misstatements in the floor plan. For a precise and accurate layout, an independent specialist should be instructed.

## Disclaimer

Please be advised some of these images might have been digitally edited with furniture. This is for illustration purposes only. The furniture in these images are not to scale. The Floor plan in its entirety is for illustration purposes only, it is not to scale! it is the buyer's responsibility to obtain an accurate floor plan and not to rely upon the measurement listed. Integra-estates accepts no responsibility for misprints or any errors or inaccuracies in the floor plan and advertisement of this property listing. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose and have not been tested.

Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property, This includes but is not limited to lease length, service charge, or ground rent charges. The position regarding any fixtures & fittings and where the building has been extended/converted, as to Planning Approval and Buildings Regulations compliance Every care is taken in giving particulars but should any error inadvertently occur, Integra-Estates do not hold themselves responsible and accept no responsibility for any expenses, loss, or time incurred. Neither the vendor, the owners, or any employee of Integra-estates make or give any representation or Warranty in relation to the property.

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Official government guidance states that customer due diligence must be carried out so that estate agents can confirm a buyer's identity and make sure that the money being used to purchase a property is from a legitimate source. Without satisfactory proof of funds and verification of the source of those funds, Integra-Estates cannot legally proceed with a transaction. To ensure we are compliant with this law, Integra-Estates uses an external AML compliance company. As a business we charge £35 Plus VAT per person for our AML checking process. for example if one person is buying a property via Integra-Estates on their own, we charge £35 Plus VAT £7.00 Total Payable £42.00 If two people are purchasing the property it will be a total payment inclusive of VAT of £84.00.

## Description

- Chain free
- End of terrace
- Three bedrooms
- Loft conversion
- Beautiful garden
- Potential to extend \*STPP
- Off-street parking
- Great location