



Flat 5 Brompton House, 18 Brambledown Road,
Sanderstead, CR2 0BL



Offers in excess of
£385,000

WH WATSON HOMES
Estate Agents

18 Brambledown Road

Sanderstead, CR2 0BL

Watson Homes are delighted to present this exceptional luxury two-bedroom, two-bathroom second floor apartment, ideally situated on the highly sought-after Brambledown Road in Sanderstead. Set within an exclusive development of just seven apartments, this stylish residence offers a rare combination of privacy, quality and contemporary living.

The apartment boasts a beautifully designed open-plan kitchen and living space, finished to a high specification with integrated Bosch appliances and stunning Calacatta Gold quartz work surfaces. Both bedrooms are generously proportioned, complemented by two beautifully appointed bathrooms, creating a comfortable and sophisticated living environment.

A private enclosed balcony, ideal for enjoying throughout the year, provides a wonderful outdoor retreat with stunning treetop views.

Further benefits include underfloor heating, communal parking, a private secure storage unit, EV charging facilities and video entry system.

Perfectly positioned for a short walk to Sanderstead Station, the property also enjoys a selection of charming local shops and amenities close by, whilst being surrounded by beautiful green spaces.

This exceptional apartment is ideally suited to professionals, downsizers or investors seeking a high-quality home that combines luxury, exclusivity and convenience in a highly desirable Sanderstead setting.

Accommodation

Hall - 14' 6" x 5' 5" (4.42m x 1.65m)

Welcoming entrance hall with video entry system, underfloor heating and luxury vinyl tile flooring.

Kitchen / Sitting Room - 18' 5" x 16' 3" (5.61m x 4.95m)

A bright and spacious double-aspect open-plan kitchen and sitting room, with patio doors opening onto a private outdoor space. The stylish, high-quality kitchen is fitted with soft-close cabinetry, Calacatta Gold quartz worktops and a comprehensive range of integrated Bosch appliances, including a fridge/freezer, electric oven, microwave, dishwasher, induction hob and extractor fan. Finished with contemporary luxury vinyl tile flooring and underfloor heating.

Bedroom One - 16' 7" x 11' 8" (5.05m x 3.55m)

Generously sized front-aspect bedroom featuring a characterful bay window, luxury vinyl tile flooring and underfloor heating.

En-Suite - 8' 1" x 4' 0" (2.46m x 1.22m)

Stylish side-aspect en-suite with part-tiled ceramic walls





and high-quality sanitaryware and taps. Features include a heated towel rail, wall-hung wash hand basin with vanity unit, low-level WC and a shower enclosure with a wall-mounted rain showerhead and separate handheld shower attachment. Finished with porcelain tiled flooring and underfloor heating.

Bedroom Two - 10' 4" x 9' 3" (3.15m x 2.82m)
Bright front-aspect bedroom with a generous bay window, luxury vinyl tile flooring and underfloor heating.

Bathroom - 7' 8" x 6' 0" (2.34m x 1.83m)
Well-appointed side-aspect bathroom featuring high-quality sanitaryware and taps, part-tiled ceramic walls and a heated towel rail. Includes a wall-hung wash hand basin with vanity unit, low-level WC and panelled bath with shower screen, wall-mounted taps and separate handheld shower attachment. Finished with porcelain tiled flooring and underfloor heating.

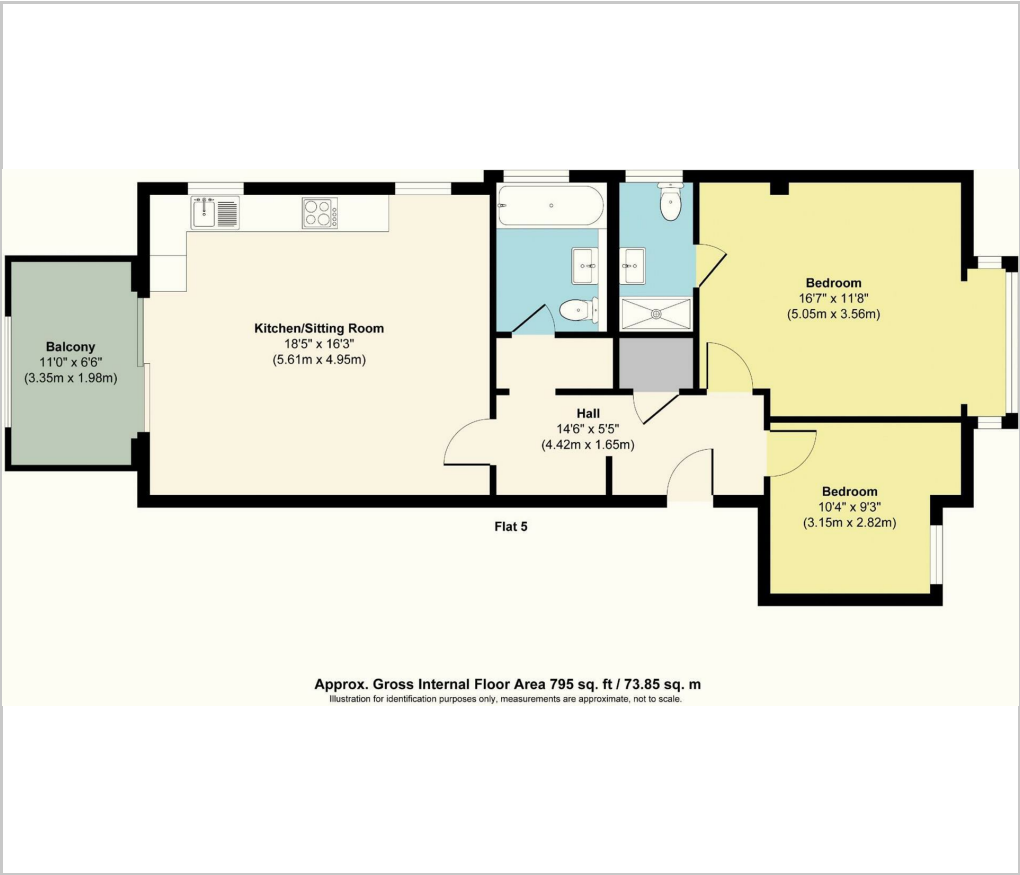
Outside

Residents benefit from a communal car park with their own secure storage unit and pay-as-you-go EV charging facilities.

BUYER'S INFORMATION

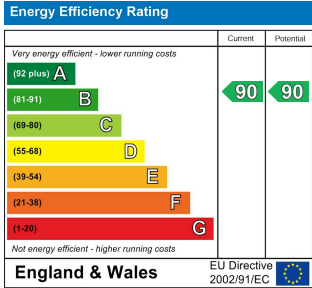
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Floor Plan



Additional Information

- No onward chain
- There are solar panels
- The property is on the second floor
- There is communal parking
- Share of Freehold
- Service Charge £1090 per annum



Viewing

Please contact our Watson Homes Carshalton Beeches Office on 020 4537 3222 if you wish to arrange a viewing appointment for this property or require further information.

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