



Offers inxs of £325,000

Woodlands Durham Avenue BR2 0QE

Chattertons

EST 1893

# One of a kind property

Situated in one of the most sought-after residential locations in Bromley, in a highly desirable development, set back from the road across from South Hill Woods Park. Ideally located for Bromley South Station, town centre and just a short walk to shops at the junction of Pickhurst Lane and West Moreland Road. Woodlands is at the top end of Durham Avenue, which is a conservation area in the development and has attractive communal grounds.

The superb ground floor apartment is modern throughout and comprises; a video entry phone system, lift service and an under block car park with allocated space for one car and a gym. The property has a king-size bedroom with two sets of fitted wardrobes and double glazing windows overlooking the private patio and internal garden. There is a study area and a beautifully appointed, natural travertine suite bathroom, with a shaped shower/bath. The good size living/dining room has a limestone fireplace to one end and double glazed patio doors leading to the terrace/patio which has a paved floor, a pergola and overlooks the rear beautiful maintained communal grounds. The kitchen has duck egg blue fitted units and drawers, granite effect worksurfaces, a Zanussi electric oven next to a gas hob, with a stainless steel extractor canopy above. The flat has two accesses to loft space providing useful storage with light.



**1 Bedroom, Ground Floor Flat**  
**Bromley South mainline station close by**  
**182 year lease**  
**Video entry phone**  
**Light neutral décor**  
**Immaculate condition**

**Entrance**

Carpet, radiator, access to the loft which has pull down ladder and light offering great storage

**Lounge 20' 10" x 11' 4" (6.35m x 3.45m)**

With space for living and dining, carpet, radiator, fireplace, sliding door to private outdoor terrace

**Kitchen 13' 1" x 5' 11" (3.98m x 1.80m)**

Fitted wall and base units with laminated work surface, built in oven and gas hob with extractor hood, plumbing for washing machine, plumbing for dishwasher, space for large fridge freezer, tiled walls, radiator, laminate flooring

**Bedroom 13' 3" x 10' 2" (4.04m x 3.10m)**

Double glazed window with lovely view to the outside, built in wardrobes to 2 walls, radiator, carpet

**Private roof terrace**  
**All fresco dining no problem**  
**Underground parking**  
**16 minute train to Victoria from Bromley South**  
**Study area**  
**Beautiful communal gardens**

**Office area 7' 8" x 3' 2" (2.34m x 0.96m)**

Large recess off the hallway providing space for desk and chair with storage space, a perfect work from home solution

**Private outdoor terrace**

Very spacious with pergola and power point with lovely views of the private communal garden

**Underground Parking**

Remote control up and over door leading to underground parking with allocated space and lift and stairs up to the building

**Communal Gardens**

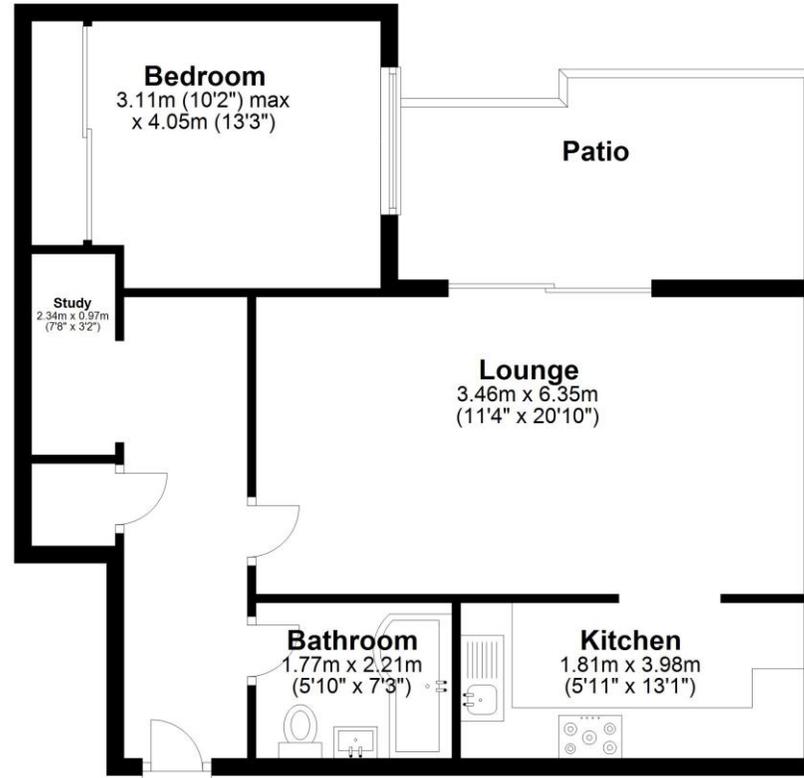
Secure behind gates, laid to lawn, range of plants, shrubs and trees





## Ground Floor

Approx. 58.2 sq. metres (626.0 sq. feet)



Total area: approx. 58.2 sq. metres (626.0 sq. feet)

All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended / converted as to Planning approval and Building Regulation compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed. Ref Code:

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