



Belgrave House
116 West Common Road | Bromley | Kent | BR2 7EG

SELLER INSIGHT

“ I first walked through the gates of this extraordinary home over a decade ago, and I still marvel at how time slows down here. Nestled in private parkland, which in turn is set within ancient woodland, this Grade-II listed residence was built in 1776, as the country retreat of William Pitt the Younger, the youngest British prime minister and a pioneering abolitionist.

The apartment is a graceful triple-aspect two-bedroom home, filled with character and so much light. It was the light that really hooked me. It literally floods the apartment, and warms it through during winter months.

The large open-plan living room with kitchen, two bathrooms and a cloakroom, are all set within an elegant layout that blends historic charm with modern ease. The high ceilings and wooden floors carry whispers of a different era: I used to look out from those tall sash windows, and I could feel a sense of Pitt's vision lingering in the air.

My days here were perfectly balanced – on the one hand, a serene retreat, and on the other, a gateway to the City and West End.

I often worked from home, watching deer play below my window while waiting for a Zoom meeting to start. Occasionally, I would head to Keston for lunch. Walking back through the woods I would take the side gate into the grounds and follow the gentle winding path to the grand, columned entrance. If I was heading into London I would take a different woodland path and arrive at the station in just 8 minutes.

Beyond the estate, the village of Hayes blooms with charm – a vibrant café society right on the doorstep. Quaint cafés, restaurants, and welcoming bars, offering a rich, daily rhythm to complement the stillness of Belgrave House, which truly is a rare harmony of grandeur, charm, and convenience.

Leaving this home is bittersweet. I hope the next steward cherishes it as I did, surrounded by history, peace, and possibility. This is not just a place to live; it is a place to dream, to belong, and to walk in the footsteps of visionaries.

A final historical footnote. A grand mansion that once belonged to William Wilberforce is a short distance from Belgrave House. Legend has it that the two friends would discuss the abolition of slavery beneath an old oak tree. The remnants of that oak still remain and can be found by following a local footpath. *

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







THE APARTMENT

Bromley

Positioned within the beautifully restored Belgrave House, this exceptional two-bedroom, two-bathroom apartment forms part of one of Hayes' most exclusive and historically significant residential developments.

Originally constructed in 1776, Belgrave House is a Grade II listed Georgian country residence, meticulously restored and converted by renowned developer London Square into just eight luxury apartments. The result is a rare fusion of architectural heritage and contemporary design, set within a discreet gated estate surrounded by mature woodland and landscaped grounds.

Occupying a first-floor position, the apartment extends to approximately 1,267 sq. ft., offering an impressive sense of scale and volume throughout.

A welcoming entrance hall leads into the heart of the home – a spectacular open-plan kitchen, dining, and living space defined by soaring ceilings and five large Georgian-style windows. These original architectural proportions flood the interior with natural light while framing tranquil views across the communal lawns and mature planting within the estate.

The bespoke kitchen is finished to a high specification, featuring Siemens integrated appliances, Corian worktops, and a substantial central island, designed for both everyday living and entertaining.

Both bedrooms are generous doubles, each benefiting from extensive integrated storage and their own elegant en-suite bathrooms, finished with premium fittings and contemporary detailing.

Further benefits include underfloor heating, a modern air exchange and filtration system, cloakroom, large utility/storage cupboard, secure bike storage, and two allocated parking spaces within the gated development.

THE BUILDING – BELGRAVE HOUSE

Belgrave House is the architectural centrepiece of this exclusive development and represents one of the most successful heritage-led conversions in the Bromley area.

As a Grade II listed Georgian country house dating back to the 18th century, it holds significant architectural and historic value. The building has been carefully restored to preserve its original symmetry, proportions, and external detailing, while internally reconfigured to create a collection of high-end residences.

Key elements of its restoration include:

- Full conservation and restoration of the original Georgian façade
- Retention of original architectural proportions and window placements
- Sensitive conversion into just eight apartments to maintain exclusivity
- Integration within a wider landscaped estate while preserving the building as the focal point
- High-specification internal finishes introduced without compromising heritage character

The result is a rare opportunity to live within a fully restored country house setting, where period architecture and modern luxury coexist seamlessly.

THE AREA - Hayes Common

Belgrave House sits within a uniquely tranquil setting, bordered by ancient woodland and open green space, offering a genuine sense of seclusion while remaining highly connected to central London.

The development is surrounded by approximately two acres of landscaped communal grounds, mature trees, and direct access to the wider Hayes Common conservation area.

Despite its private and rural-feeling setting, connectivity is excellent:

- Hayes Station is approximately an 8-minute walk
- Direct rail services reach London Bridge in approximately 25–30 minutes
- Nearby Bromley South offers fast services to London Victoria in approximately 17 minutes
- Easy access to the wider Bromley town centre and amenities
- The nearby Hayes High Street provides a charming village atmosphere with independent cafés, restaurants, and everyday conveniences.
- Highly regarded local schooling further enhances the area's appeal, including:
- Hayes School (secondary)
- Pickhurst Primary School

LIFESTYLE

This is a home defined by heritage, privacy, and connectivity.

Set within a gated, low-density estate, Belgrave House offers a lifestyle that feels closer to a private country residence than a typical apartment development. Morning walks through ancient woodland, quiet landscaped grounds, and an immediate sense of space and calm define daily life here.

At the same time, fast and reliable rail connections place central London within easy reach, making this an ideal base for professionals who value both tranquillity and accessibility.

The property particularly appeals to:

- London commuters seeking a green, secure retreat
- Downsizers wanting lateral, low-maintenance luxury living
- Buyers seeking long-term value within a rare heritage asset

MARKET TRENDS

The Hayes and Bromley market continues to demonstrate strong resilience, particularly in the upper-end apartment and gated development sectors.

Key trends include:

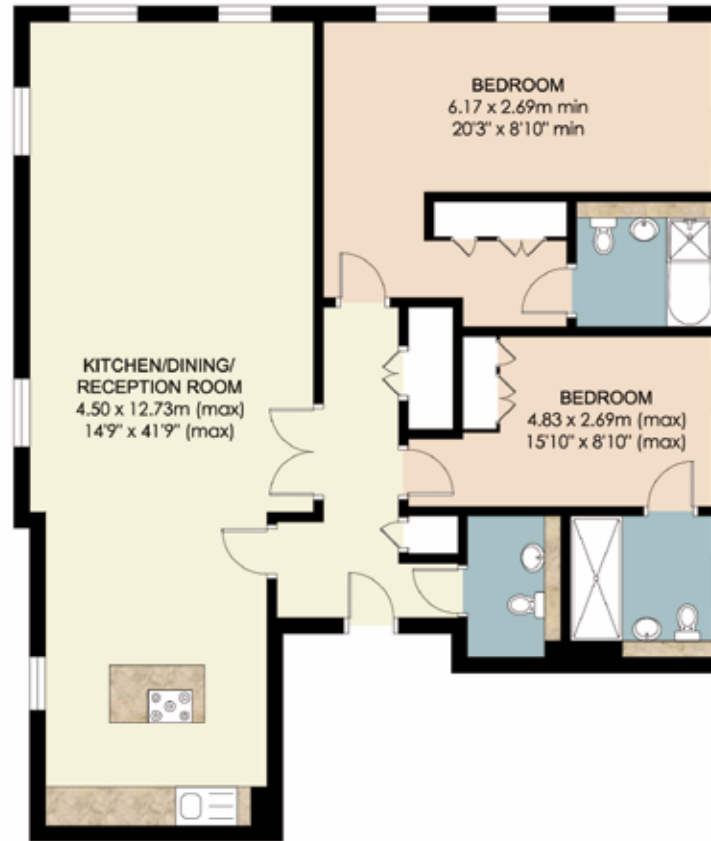
- Consistent demand for secure, low-density luxury developments
- Premium placed on heritage buildings and period conversions
- Strong commuter-driven demand within 30 minutes of central London rail hubs
- Limited supply of large, high-spec apartments exceeding 1,200 sq. ft.

Properties within restored listed buildings such as Belgrave House remain particularly scarce, making them highly desirable to both owner-occupiers and long-term investors.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 c	69 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLAT 11, 116 HAYES ST, W COMMON ROAD, BROMLEY BR2 7EG



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA: 1249 sq ft, 116m²

TOTAL AREA: 1249 sq ft, 116m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION

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