



The Alders West Wickham

- Three good-size Bedrooms
- Private Executive Development
- Attractive Integrated Kitchen
- Landscaped Communal Gardens
- Lounge/Dining Room
- Secure Gated Parking
- Floor Area: 980 sqft (91 sqm)



Price £350,000

Shortlands Railway Station, Shortlands Road, Bromley, Greater London, BR2 0JA
Tel: 020 8464 1930 | Email: info@jollyeandwood.com
www.jollyeandwood.com



This superb three-bedroom split-level apartment is built to a high specification and situated in secure gated modern premises with the use of private communal breathtaking gardens and allocated undercroft secure gated parking. The property briefly comprises: entrance hall; lounge/dining room; kitchen; three good-size bedrooms; en-suite bathroom and shower/cloakroom. Features include: laminate wood effect flooring; cream carpets to the stairs and bedrooms; walk-in wardrobe to the master suite, wardrobes to the other two bedrooms, and economy seven heating. Situated close to West Wickham High Street and railway station, the property is conveniently located for good local schools and a wide variety of local amenities. With breathtaking mature gardens and a pond and stream running through it, we recommend viewing this delightful home at your earliest opportunity.



EPC Rating: C

Council Tax: Band D (£1,347.27pa – April 2016 to March 2017)

Tenure: 124 years Leasehold (150 years from 1st January 1992)

Maintenance: Currently £886.35 every 6-months including reserve fund and buildings insurance

PLEASE NOTE: The seller of this property is related to the director of Jollye & Wood.

Entrance hall

Living Room 15'7" (4.75m) x 18'5" (5.61m)

Kitchen 7'10" (2.39m) x 9'9" (2.97m)

Master bedroom 8'5" (2.56m) x 12'8" (3.86m)

Ensuite bathroom

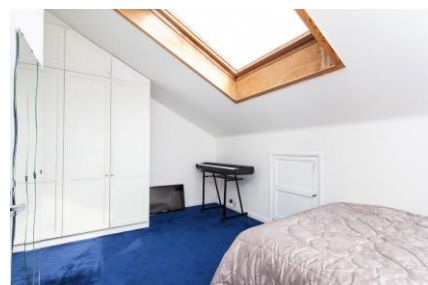
Bedroom Two 12'3" (3.73m) x 15'6" (4.72m)

Bedroom Three 6'10" (2.08m) x 12'8" (3.86m)

W.C./Shower room

Landing

Eaves Storage 7'10" (2.39m) x 15'6" (4.72m)

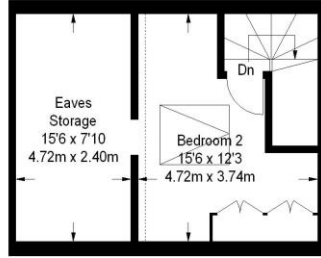


Shortlands Railway Station, Shortlands Road, Bromley, Greater London, BR2 0JA
Tel: 020 8464 1930 | Email: info@jollyeandwood.com
www.jollyeandwood.com



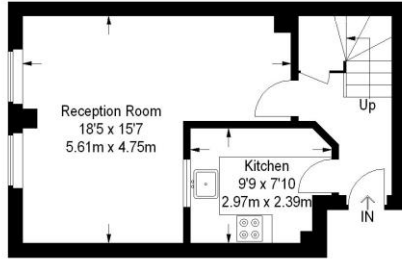
Riverside Walk

Approximate Gross Internal Area
(Excluding Eaves Storage)
964 sq ft / 89.5 sq m
Eaves Storage
123 sq ft / 11.4 sq m

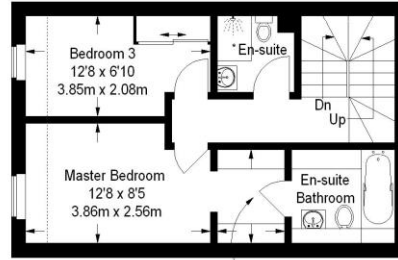


Third Floor
192 sq ft / 17.8 sq m

= Reduced headroom below 1.5 m / 5'0



First Floor
378 sq ft / 35.1 sq m



Second Floor
394 sq ft / 36.6 sq m

WIW
6'0 x 4'7
1.83m x 1.39m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID258170)

Matt Gamble *mg*
PHOTOGRAPHY

