



High Street  
SE20 7QB





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Available on Help to Buy - Stunning new build split level apartment with private garden, finished to an ultra high specification with a focus on attention to detail. Combining unique, boutique living with luxury, character and timeless charm. Features include quality double glazed windows, vertical radiators, high ceilings, oak engineered flooring, integrated appliances, thoughtfully designed kitchen, trendy bathroom with marble style and herringbone tiles along with electric underfloor heating.

This highly attractive residence comes with complete peace of mind through a 10 year International Construction Warranties (ICW) construction warranty and a new 125 year lease.

This exclusive, boutique development is set on the Penge/Beckenham border, ideal for the vibrant town centres of Penge, Beckenham and Crystal Palace. Kent House Station is moments away giving easy access to London Victoria in 21 minutes and London Blackfriars in 26 minutes.

## Benefitting from:

- Available on Help to Buy
- Private Garden
- Split Level
- New 125 Year Lease
- Luxury, Boutique Apartment
- High Specification
- Thoughtfully Designed Kitchen with Staron Worktop
- Trendy Bathroom with Underfloor Heating and Matt Black Taps
- Marble Style and Herringbone Tiles
- Engineered Oak Flooring
- High Ceilings
- Penge/Beckenham Border
- London Victoria Station in 21 minutes and London Blackfriars in 26 minutes



# Accommodation

## Communal Entrance

**Entrance Hall** Sky light, built in cupboard, airing cupboard, engineered Oak flooring, spotlights, heat/smoke alarm

**Living Room** Double glazed door to garden, double glazed patio doors to garden, two pendant lights, under-stairs storage, engineered oak flooring, vertical radiator, spotlights, open plan to:-

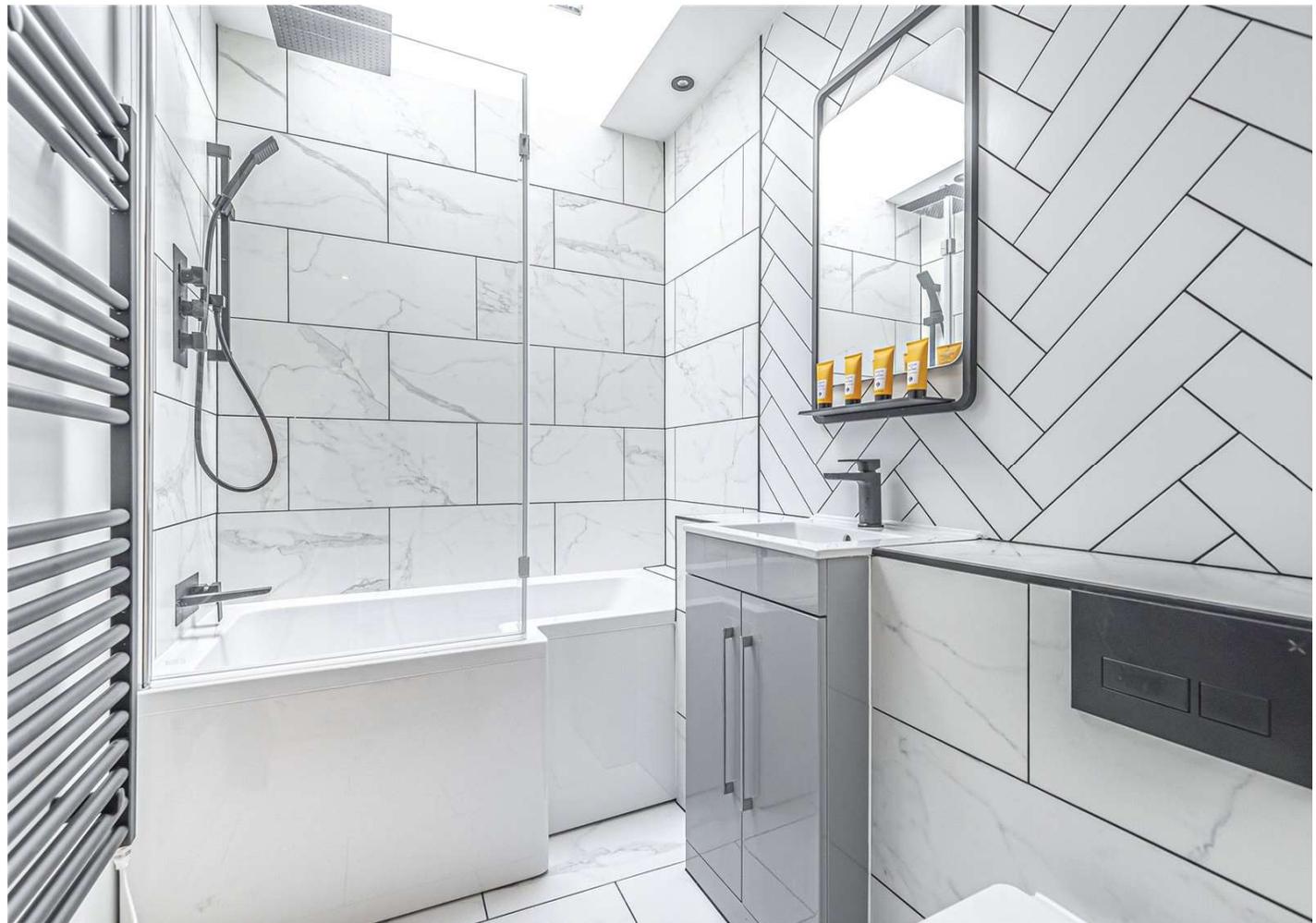
**Kitchen** Island featuring Staron work top with inset stainless steel sink and breakfast bar. Range of matt grey wall and base units, two integrated Hotpoint ovens, Hotpoint induction hob and extractor, integrated fridge and freezer, integrated dishwasher, tiled splash-back, engineered oak flooring, spotlights, pendant light, heat/smoke alarm, storage cupboard

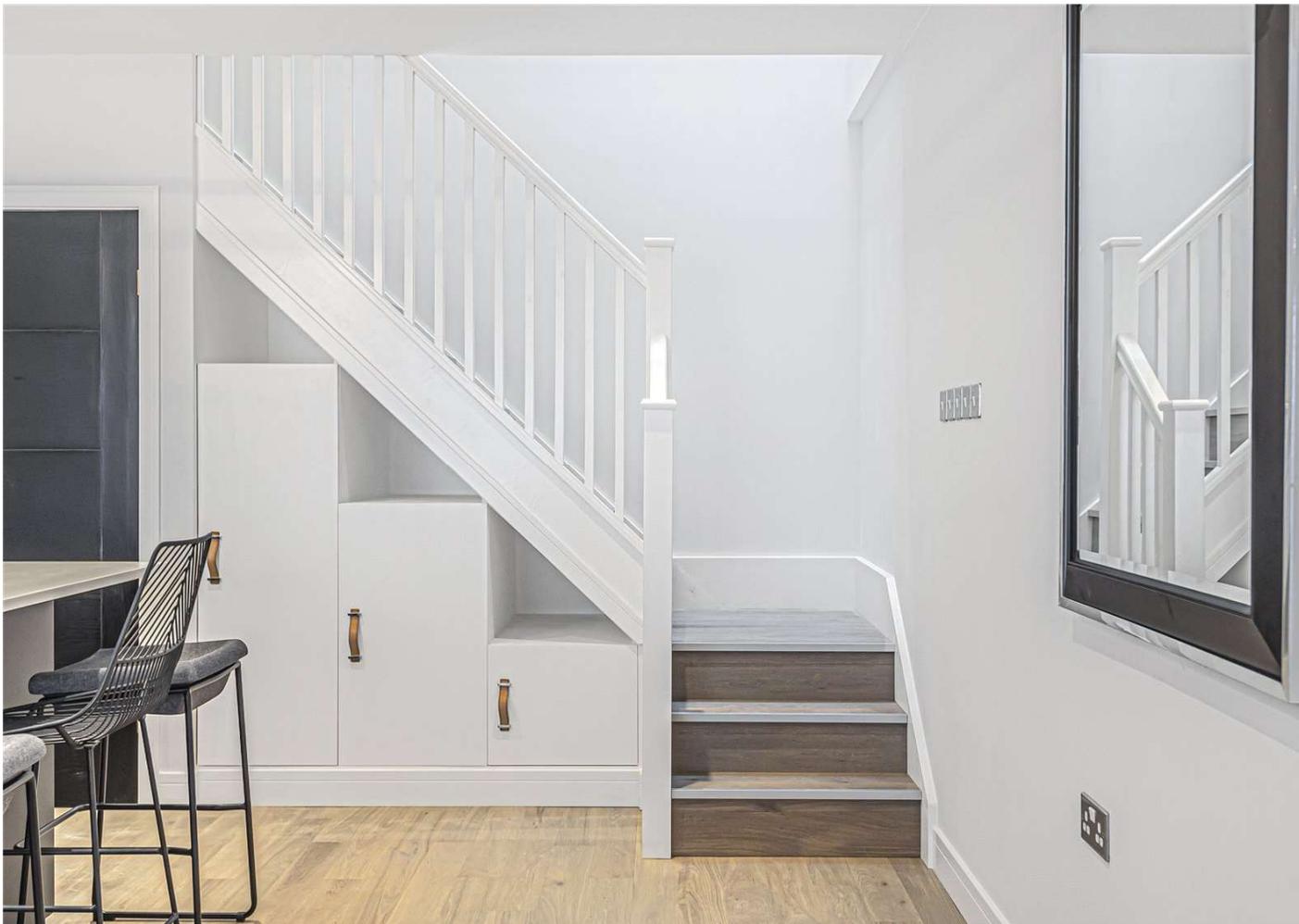
**Utility Cupboard** Plumbed for washing machine

**Bedroom** Sky light, double glazed sliding doors to Juliet balcony, vertical radiator, carpet, spotlights

**Bedroom** Double glazed patio doors to Juliet balcony, built in wardrobe, radiator, spotlights, carpet, smoke/heat alarm

**Bathroom** Sky light, panelled bath with glass shower screen, matt black built in shower and wall mounted control, wash hand basin in vanity unit with matt black wall mounted tap, low flush wc, white marble style tiles, herringbone wall tiles, marble style floor with underfloor heating, black heated towel rail, spotlights, extractor fan





## Exterior

Private garden with patio

## Additional Information

- Quality double glazing
- Vertical radiators
- Geometric tiled splash-back
- Integrated appliances
- Matt black taps and shower fittings
- Satin Brass handles
- Brushed steel power sockets and light switches
- High specification
- 10 Year ICW warranty
- Moments away from Kent House station

EPC Rating – C





## Important Notice

These particulars do not form part of an offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements, journey times or distances are approximate. The text, images, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. References to tenure are based on information supplied by the seller. Buyer should verify all information themselves by inspection or otherwise prior to a legal commitment to purchase. Photos and images are subject to copyright.

## Location



(All distances & times are approximates)

## FOR MORE INFORMATION CONTACT US TODAY.

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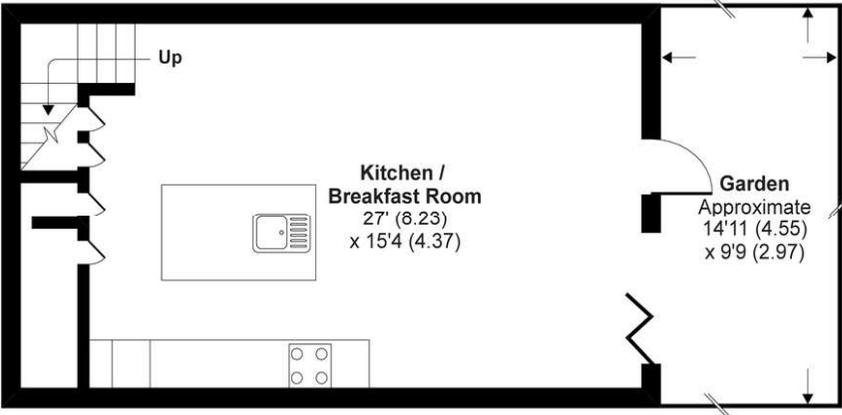
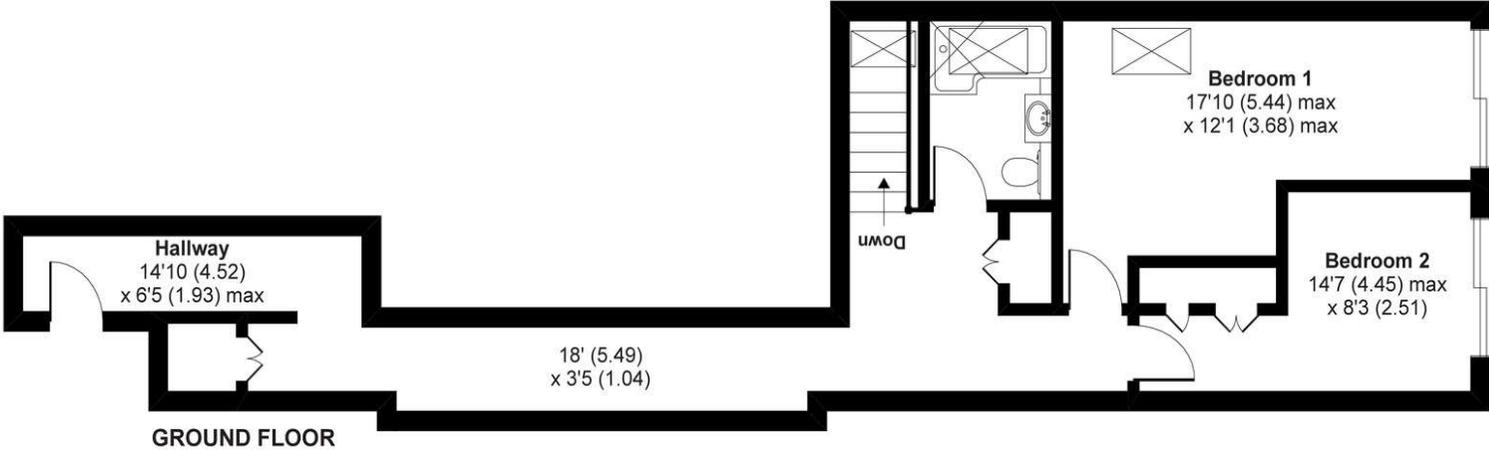
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**ROBINSON-JACKSON**



APPROX. GROSS INTERNAL FLOOR AREA 986 SQ FT 91.5 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for informational guidance only and should not be relied on as a basis of valuation.

