







Flat 4 Brompton House, 18 Brambledown Road,
Sanderstead, CR2 0BL

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Guide price £475,000

WH WATSON HOMES
Estate Agents

Flat 4 Brompton House, 18 Brambledown Road, Sanderstead, CR2 0BL

Set within an exclusive development of just seven beautifully designed luxury apartments, this exceptional collection of contemporary homes offers stylish living, outstanding attention to detail and an enviable specification throughout.

This impressive first-floor apartment offers generous and well-planned accommodation, featuring a spacious open-plan living and dining area, seamlessly incorporating a stunning contemporary kitchen. Finished to an exceptional standard, the kitchen boasts elegant Calacatta Gold quartz worktops, quality integrated Bosch appliances and sleek modern cabinetry.

The apartment benefits from three generously proportioned bedrooms and two beautifully appointed bathrooms, with premium sanitaryware and stylish contemporary finishes. Underfloor heating throughout provides an additional touch of luxury and comfort.

A particular highlight is the impressive large private balcony, providing a wonderful extension to the living space and the perfect setting for outdoor dining, entertaining or simply relaxing.

Residents also benefit from a lift service within the building, while the attractive share of freehold arrangement adds further appeal.

Ideally positioned on the highly regarded, leafy Brambledown Road in Sanderstead, the development enjoys a desirable residential setting, conveniently located for local amenities, well-regarded schools and excellent transport connections.

Offering an outstanding combination of luxury, space and convenience, this superb apartment would make an ideal home for professionals, families, downsizers or those seeking a high-quality investment opportunity.

An internal viewing is highly recommended to fully appreciate the quality, space and exceptional finish on offer.

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Accommodation

Security entry phone system and door to communal entrance

Stairs and lift providing access to the first floor.

Wooden front door leading to:

Entrance Hall
Amtico wood-effect flooring with underfloor heating and wall-mounted video entry phone system.

Open-Plan Lounge/Diner/Kitchen

Kitchen Area:
Range of fitted wall units with matching cupboards and drawers below, quartz worktops with inset sink and brushed chrome mixer tap, Bosch induction hob with extractor fan above, oven/grill, integrated microwave, integrated fridge/freezer, integrated washer/dryer and integrated dishwasher. Amtico wood-effect flooring with underfloor heating.

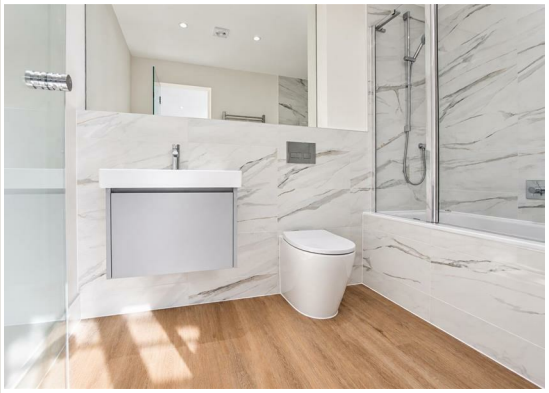
Lounge/Dining Area:
Amtico wood-effect flooring with underfloor heating, wall-mounted digital thermostat, UPVC double-glazed bay window to side aspect and sliding doors leading to a private balcony.

Private Balcony
Porcelain tiled flooring, external power supply and glass balustrade with side and rear aspects.

























Main Bedroom
UPVC double-glazed window to rear aspect, Amtico wood-effect flooring with underfloor heating and cupboard housing the boiler.

En-Suite Bathroom
Luxury suite comprising a panel-enclosed bath with chrome mixer tap and thermostatic shower, floating wash hand basin with chrome mixer tap and storage cupboard below, low-level WC with push-button flush, extractor fan, heated chrome towel rail and Amtico wood-effect flooring with underfloor heating. Wall-mounted digital thermostat.

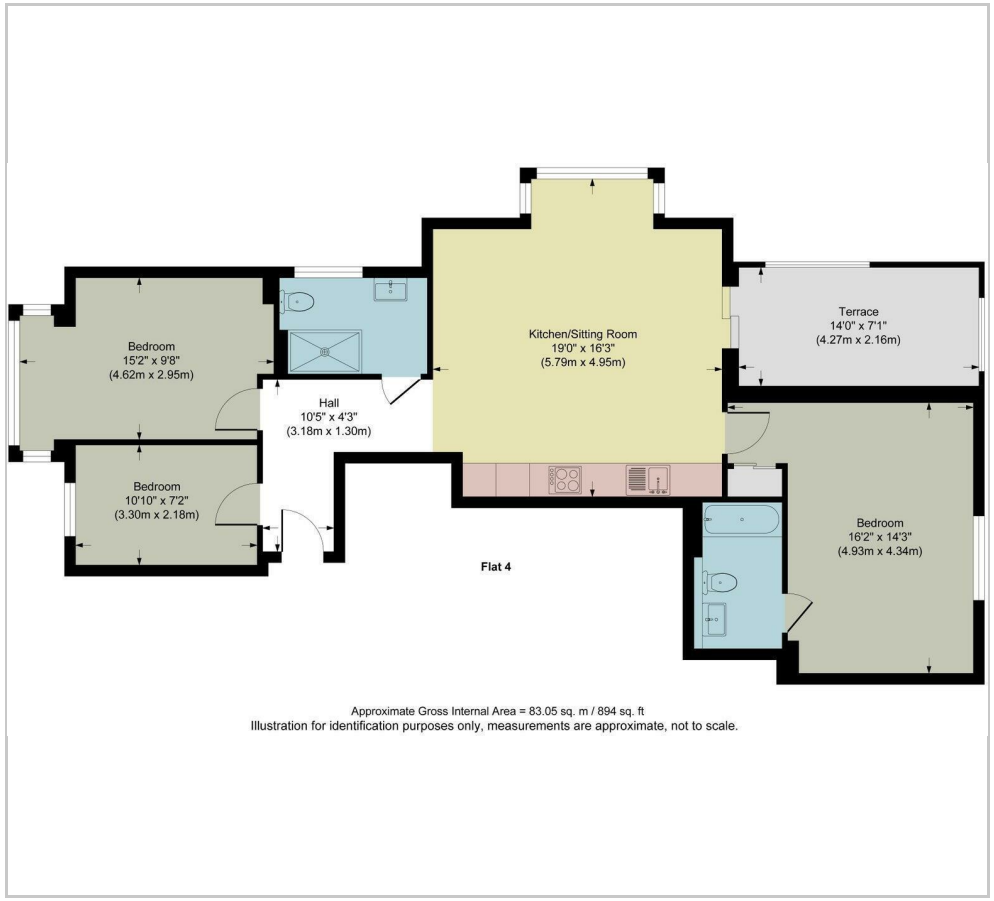
Bedroom Two
UPVC double-glazed bay window to front aspect, Amtico wood-effect flooring with underfloor heating and wall-mounted digital thermostat.

Bedroom Three
UPVC double-glazed window to front aspect, Amtico wood-effect flooring with underfloor heating and wall-mounted digital thermostat.

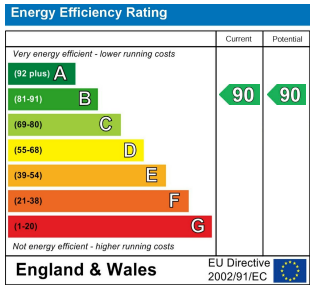
Main Bathroom
Luxury suite comprising a tiled walk-in shower cubicle with thermostatic shower and hand-held attachment, floating wash hand basin with chrome mixer tap and storage cupboard below, low-level WC with push-button flush, heated chrome towel rail, part-tiled walls, extractor fan and obscure UPVC double-glazed window to side aspect. Amtico wood-effect flooring with underfloor heating.

Outside
Well-maintained communal grounds, residents' parking with EV charging points and brick-built storage units.

Floor Plan



Approximate Gross Internal Area = 83.05 sq. m / 894 sq. ft
Illustration for identification purposes only, measurements are approximate, not to scale.



Viewing

Please contact our Watson Homes Cheam Village Office on 020 3196 1686 if you wish to arrange a viewing appointment for this property or require further information.

Additional Information

No onward chain

There are solar panels

The property is on the first floor

There is communal parking

Share of Freehold

Service Charge £1090 per annum

The information provided within these property details has been supplied by the vendor and is intended as a general guide only. Whilst we make every effort to ensure accuracy, we cannot guarantee the completeness or correctness of the information, including but not limited to boundaries, services, installations, or dates of works such as boiler installation. All prospective purchasers should satisfy themselves by inspection, survey, and/or independent enquiries. This information does not form part of any offer or contract, and no reliance should be placed upon it as statements of fact.

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