



Flat 5 Brompton House, 18 Brambledown Road, Sanderstead, CR2 0BL



Offers in excess of £400,000 **WH WATSON HOMES**
Estate Agents

YOUR FIRST YEAR'S MORTGAGE CONTRIBUTION – UP TO £15,000*

Watson Homes are delighted to present this exceptional luxury two-bedroom, two-bathroom second floor apartment, ideally situated on the highly sought-after Brambledown Road in Sanderstead. Set within an exclusive development of just seven apartments, this stylish residence offers a rare combination of privacy, quality and contemporary living.

The apartment boasts a beautifully designed open-plan kitchen and living space, finished to a high specification with integrated Bosch appliances and stunning Calacatta Gold quartz work surfaces. Both bedrooms are generously proportioned, complemented by two beautifully appointed bathrooms, creating a comfortable and sophisticated living environment.

A private enclosed balcony, ideal for enjoying throughout the year, provides a wonderful outdoor retreat with stunning treetop views.

Accommodation

Hall - 14' 6" x 5' 5" (4.42m x 1.65m)

Welcoming entrance hall with video entry system, underfloor heating and luxury vinyl tile flooring.

Kitchen / Sitting Room - 18' 5" x 16' 3" (5.61m x 4.95m)

A bright and spacious double-aspect open-plan kitchen and sitting room, with patio doors opening onto a private outdoor space. The stylish, high-quality kitchen is fitted with soft-close cabinetry, Calacatta Gold quartz worktops and a comprehensive range of integrated Bosch appliances, including a fridge/freezer, electric oven, microwave, dishwasher, induction hob and extractor fan. Finished with contemporary luxury vinyl tile flooring and underfloor heating.

Bedroom One - 16' 7" x 11' 8" (5.05m x 3.55m)

Generously sized front-aspect bedroom featuring a characterful bay window, luxury vinyl tile flooring and underfloor heating.

En-Suite - 8' 1" x 4' 0" (2.46m x 1.22m)

Stylish side-aspect en-suite with part-tiled ceramic walls and high-quality sanitaryware and taps. Features include a heated towel rail, wall-hung wash hand basin with vanity unit, low-level WC and a shower enclosure with a wall-mounted rain showerhead and separate handheld shower attachment. Finished with porcelain tiled flooring and underfloor heating.

Bedroom Two - 10' 4" x 9' 3" (3.15m x 2.82m)

Bright front-aspect bedroom with a generous bay window, luxury vinyl tile flooring and underfloor heating.

Bathroom - 7' 8" x 6' 0" (2.34m x 1.83m)

Well-appointed side-aspect bathroom featuring high-quality sanitaryware and taps, part-tiled ceramic walls and a heated towel rail. Includes a wall-hung wash hand basin with vanity unit, low-level WC and panelled bath with shower screen, wall-mounted taps and separate handheld shower attachment. Finished with porcelain tiled flooring and underfloor heating.

Outside

Residents benefit from a communal car park with their own secure storage unit and pay-as-you-go EV charging facilities.

BUYER'S INFORMATION

Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete.

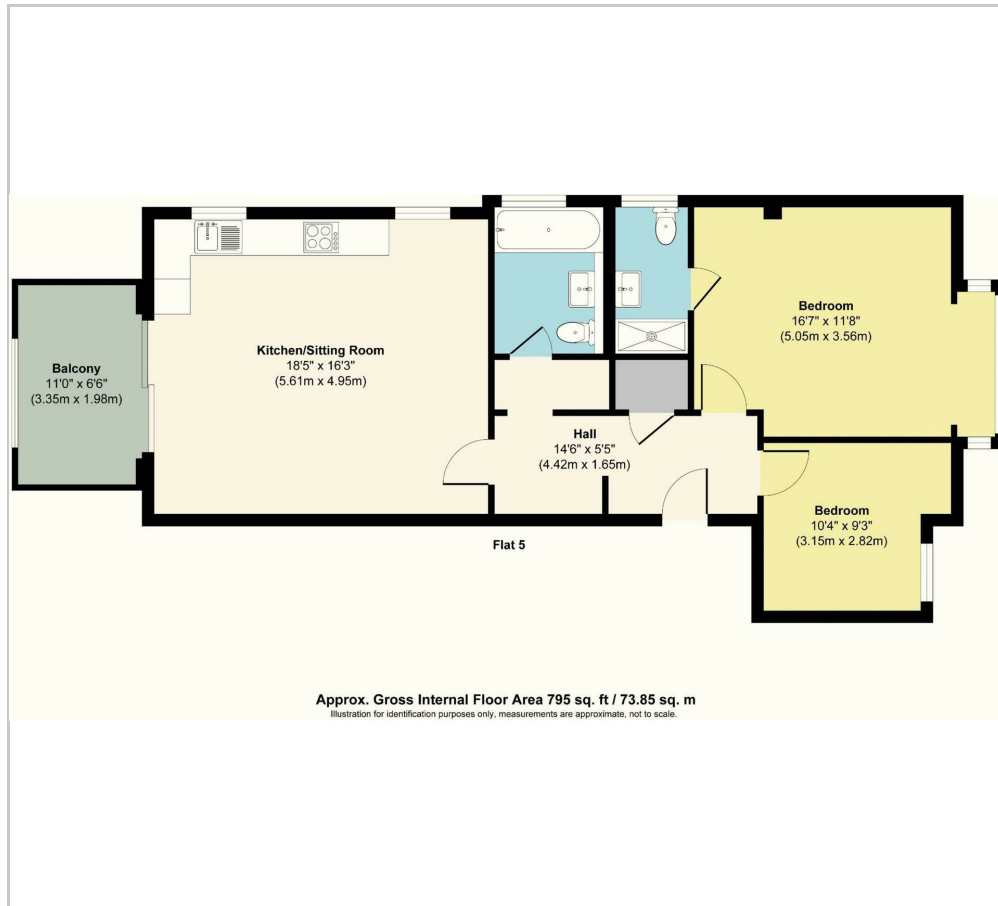
*** INCENTIVE ***

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*** MORTGAGE CONTRIBUTION CALCULATED BY REFERENCE TO THE MONTHLY MORTGAGE PAYMENT SHOWN IN THE PURCHASER'S ACCEPTED MORTGAGE OFFER, UP TO A MAXIMUM TOTAL CONTRIBUTION OF £15,000. SUBJECT TO LENDER APPROVAL, ELIGIBILITY AND LEGAL COMPLETION. THE INCENTIVE MUST BE DISCLOSED TO THE PURCHASER'S MORTGAGE LENDER AND MAY AFFECT THE MORTGAGE TERMS OR AMOUNT AVAILABLE. TERMS AND CONDITIONS APPLY ***



Floor Plans



Additional Information

No onward chain

There are solar panels

The property is on the second floor

There is communal parking

Share of Freehold

Service Charge £1090 per annum

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	90	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

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