



London Road

Wrotham Heath TN15 7RS

Offers Over £375,000



COUNTRY HOMES

Wrotham Heath TN15 7RS

Nestled on London Road in the area of Wrotham Heath, this splendid apartment offers a unique blend of period elegance and modern convenience. Spanning an impressive 1,847 square feet in total, the property boasts four bedrooms, including a luxurious main suite complete with an ensuite bathroom.

The apartment features a welcoming reception room measuring 24'6", perfect for entertaining guests or enjoying quiet evenings at home. The two well-appointed bathrooms ensure ample facilities for family and visitors alike.

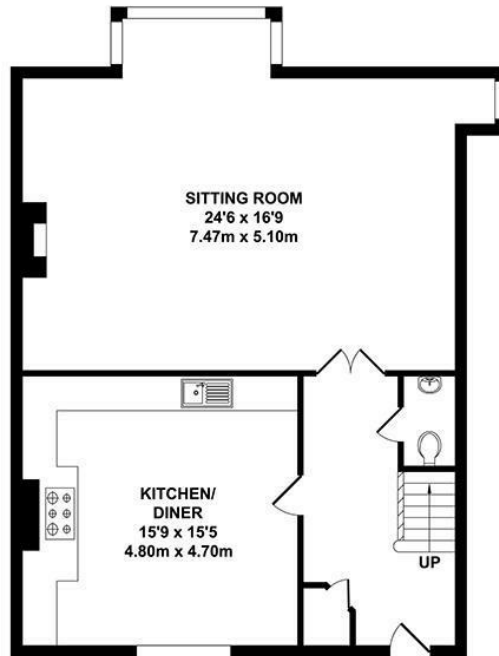
One of the standout features of this residence is the private roof terrace, providing a delightful outdoor space to relax and unwind while enjoying the surrounding views. The apartment is situated within a period building, adding character and charm to the living experience.

For those who require easy access to transport links, this property is ideally located for convenient access to major motorways, making commuting a breeze. Additionally, the apartment comes with two allocated parking spaces, a valuable asset in this sought-after area.

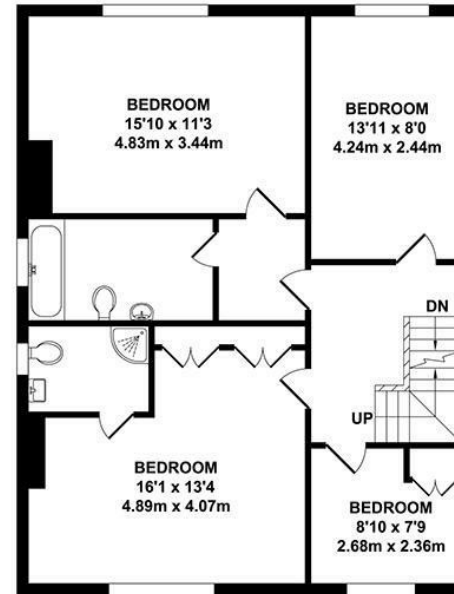
This exceptional apartment in Wrotham Heath is perfect for families or professionals seeking a spacious and stylish home with the added benefit of outdoor space and excellent transport links. Don't miss the opportunity to make this remarkable property your own. Call now to view.

- Part of imposing Lodge House
- Roof terrace
- 1847 total sq ft including roof terrace
- 4 bedrooms
- Over 2 levels plus roof terrace
- Ensuite
- 2 allocated parking spaces
- Convenient location
- 24'6" Lounge
- Viewing encouraged

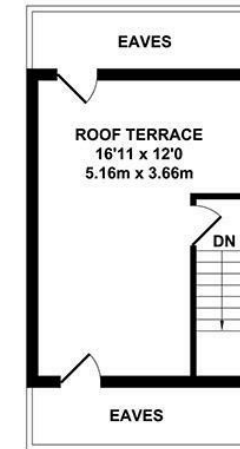




GROUND FLOOR
APPROX. FLOOR AREA
840 SQ.FT.
(78.00 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
804 SQ.FT.
(74.74 SQ.M.)



SECOND FLOOR
APPROX. FLOOR AREA
203 SQ.FT.
(18.89 SQ.M.)

TOTAL APPROX. FLOOR AREA 1847 SQ.FT. (171.63 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(49-54)	E		
(41-48)	F		
(31-39)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



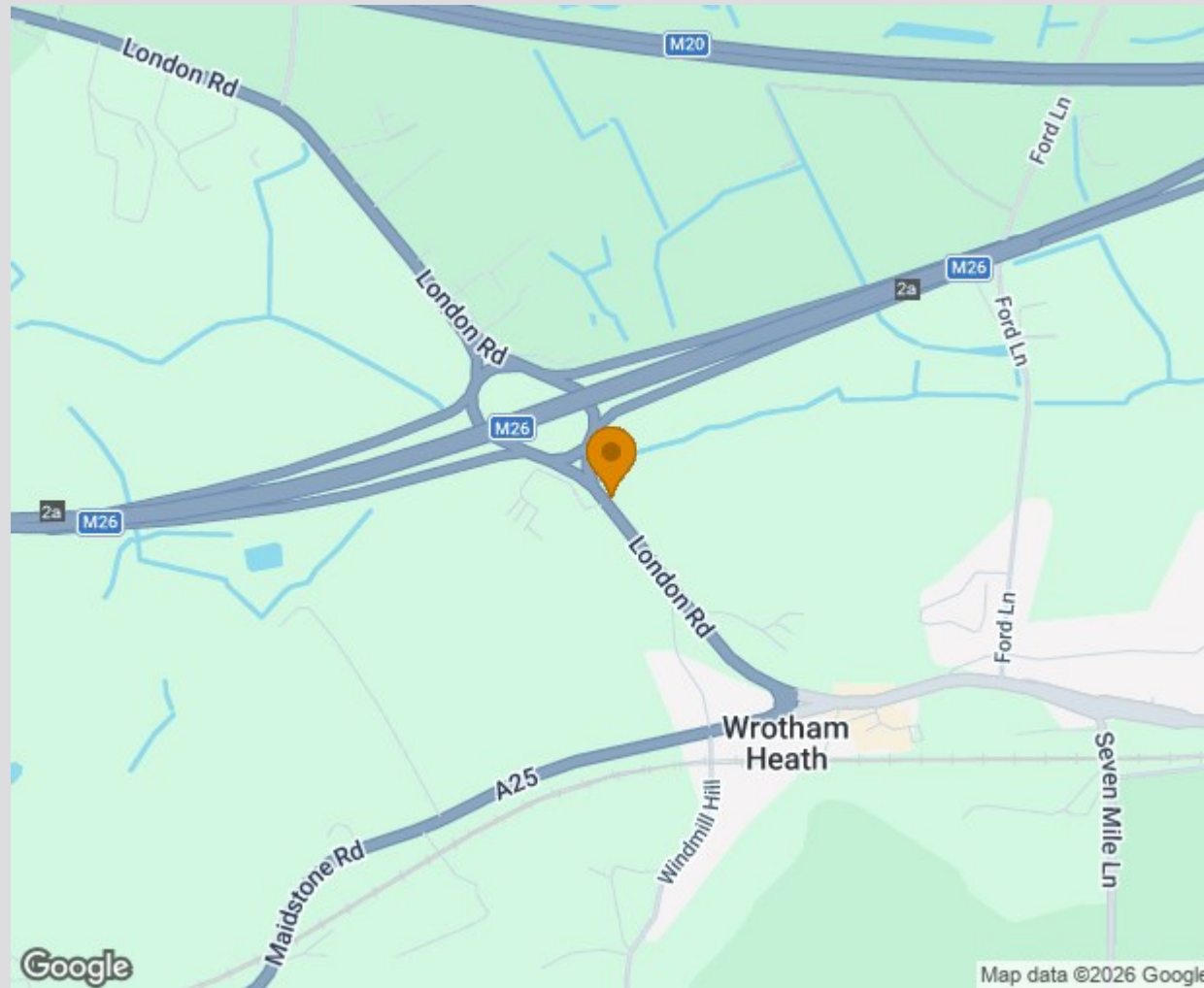


Location Map

Tenure: Share of Freehold

Council tax band: F

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before the property can be removed from the open market and advertised as 'sold subject to contract' and before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



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