



3 Park Hill Heights Park Hill Road

Shortlands, BR2 0JX

£650,000 Share of Freehold EPC: C

 **Maguire Baylis**



Guide Price: £650,000 - £675,000. A stunning three bedroom apartment forming part of an exclusive purpose built block of just three luxurious properties situated within a first class residential road a few minutes walk from Shortlands station.

The exceptional property occupies the entire top two floors of the building boasting a accommodation of some 1800 sq ft, stylishly appointed throughout - comprising a large entrance hallway leading to superb 24' x 14'6 double aspect reception room with a full width sunny balcony.

The kitchen is fully fitted with a comprehensive range of cherry wood style units with granite worktops and integrated appliances. There are two large bedrooms on the lower of the floors - both with a good range of fitted wardrobes and the larger of these also with a well appointed en suite shower room. There is also a spacious family bathroom. The top floor provides an exceptionally spacious master suite with large skylight windows to three aspects, plus a large and luxuriously appointed en suite bathroom featuring a freestanding bath plus separate over-sized shower cubicle.

Outside, there is an easily accessible private garden at the rear offering a high degree of seclusion, plus allocated parking to the front. The property is also sold with a share in the freehold of the block.

Probably one of the most impressive apartments available locally - an internal viewing is strongly recommended.

- EXCEPTIONAL PENTHOUSE APARTMENT
- THREE DOUBLE BEDROOMS/THREE BATHROOMS
- LUXURIOUSLY APPOINTED THROUGHOUT
- STUNNING LIVING ROOM WITH BALCONY
- SECLUDED PRIVATE GARDEN
- SUPERB 1800sq ft ACCOMMODATION
- HUGE MASTER SUITE TO TOP FLOOR
- JUST MINUTES WALK TO SHORTLANDS STATION/SHOPS
- PRIVATE PARKING
- EPC - BAND C





Main area: Approx. 163.6 sq. metres (1760.4 sq. feet)
 Plus balconies: approx. 5.4 sq. metres (58.0 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.
 Plan produced using PlanUp.



COMMUNAL HALLWAY

Lobby entrance; stairs to top (second) floor. Useful space to top floor communal landing.

ENTRANCE HALL

Large T shaped hallway with built-in coats/storage cupboard housing gas combi boiler (boiler installed 2020); further built-in storage cupboard; radiator; stairs leading to upper level/master suite.

LIVING ROOM

24'2 x 14'7 (7.37m x 4.45m)

An impressive double aspect living/dining room with French doors leading to large sunny balcony to front and further window to side; radiator.

BALCONY

13'6 x 4'6 (4.11m x 1.37m)

A large covered private balcony with front aspect; decked flooring; outside lighting.

KITCHEN

12'3 x 10'8 (3.73m x 3.25m)

Double glazed window to front; fitted with a comprehensive range of cherry wood wall and base units with polished granite worktops to two walls; inset stainless steel sink; fitted gas hob with extractor hood over and built-in oven; range of integrated appliances comprising fridge/freezer, washing machine, tumble dryer, dishwasher; tiled flooring; part tiled walls.

BATHROOM

A modern and well appointed bathroom comprising bath with mixer tap and shower over plus fitted glass shower screen; fitted wash basin with vanity/storage under; concealed cistern WC; fully tiled walls; tiled flooring; extractor fan; heated towel rail.

BEDROOM 2

18'3 (narrowing to 10'6) x 14'5 (5.56m (narrowing to 3.20m) x 4.39m)

A spacious L-Shaped room with a fitted dressing area to one side; double glazed doors leading to Juliet balcony to rear; comprehensive range of modern fitted bedroom units to two walls; radiator; door to:

EN SUITE SHOWER

Double glazed window to side; modern and well appointed suite comprising over-sized shower cubicle with built-in rain shower head plus separate shower hose; fitted wash basin with vanity/storage unit; concealed cistern WC; fully tiled walls and flooring; heated chrome towel rail.

BEDROOM 3

12'1 x 10'1 (3.68m x 3.07m)

Double glazed window to rear; fitted with a useful range of wardrobes and storage/desk units which could work equally well for either bedroom or office purposes; radiator.

BEDROOM 1 / MASTER SUITE

20'2 x 15'6 (to wardrobes) plus recess 4' (6.15m x 4.72m (to wardrobes) plus recess 1.22m)

An impressive room featuring skylight windows to three sides; two radiators; range of fitted wardrobes; built-in eves storage. Door to:

EN SUITE BATHROOM

A large and luxuriously appointed en-suite featuring freestanding bath with wall mounted taps over; built-in over-sized shower cubicle; fitted double vanity unit with white granite top and moulded his and hers basins plus useful storage under; concealed cistern WC; fully tiled walls and flooring; heated towel rail; extractor fan; large skylight window to front.

GARDEN

approx 30' x 30' (approx 9.14m x 9.14m)

A private section of garden to the rear, easily accessed via a gate adjacent to the front entrance. A delightful secluded space ideal for outdoor entertaining. Laid to lawn with paved patio area, raised beds to rear; timber shed.

PARKING

Residents parking to front with an allocated space.

LEASE & MAINTENANCE

LEASE - Share of freehold with a lease of approx 105 years remaining

MAINTENANCE - Currently £60 per month. We are advised the service charge includes cleaning of the communal hallways, window cleaning, buildings insurance. There is also a sinking fund.

GROUND RENT - nil.

COUNCIL TAX

London Borough of Bromley - Band F



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Important Note: Maguire Baylis have made every effort to ensure the accuracy of these particulars. However, intending buyers should satisfy themselves by way of legal enquiries, survey and inspection as to the correctness of each statement. The details contained form no part of any contract and are provided without responsibility on the part of the agents or vendor. We have not carried out a survey or tested any appliances or services. Any reference to alterations made is not a statement that planning/building consent has been obtained. References to the legal title are based on information supplied by the vendor.