20 Blyth Wood Park, Blyth Road

Bromley, BR1 3TN

£650,000 Leasehold - Share of Freehold EPC: C

Maguire Baylis

An Exceptional Luxury Apartment with Generous Living Space

This impressive 1,200 sq ft apartment offers a superb blend of space, style, and convenience in a highly sought-after location. Designed for modern living, the property boasts a stunning 27' living room, accessed via double doors from the grand 20' panelled reception hall, creating an immediate sense of space and elegance. The living room, along with both bedrooms, opens onto a private 19' south-west facing balcony, ideal for enjoying the afternoon and evening sun.

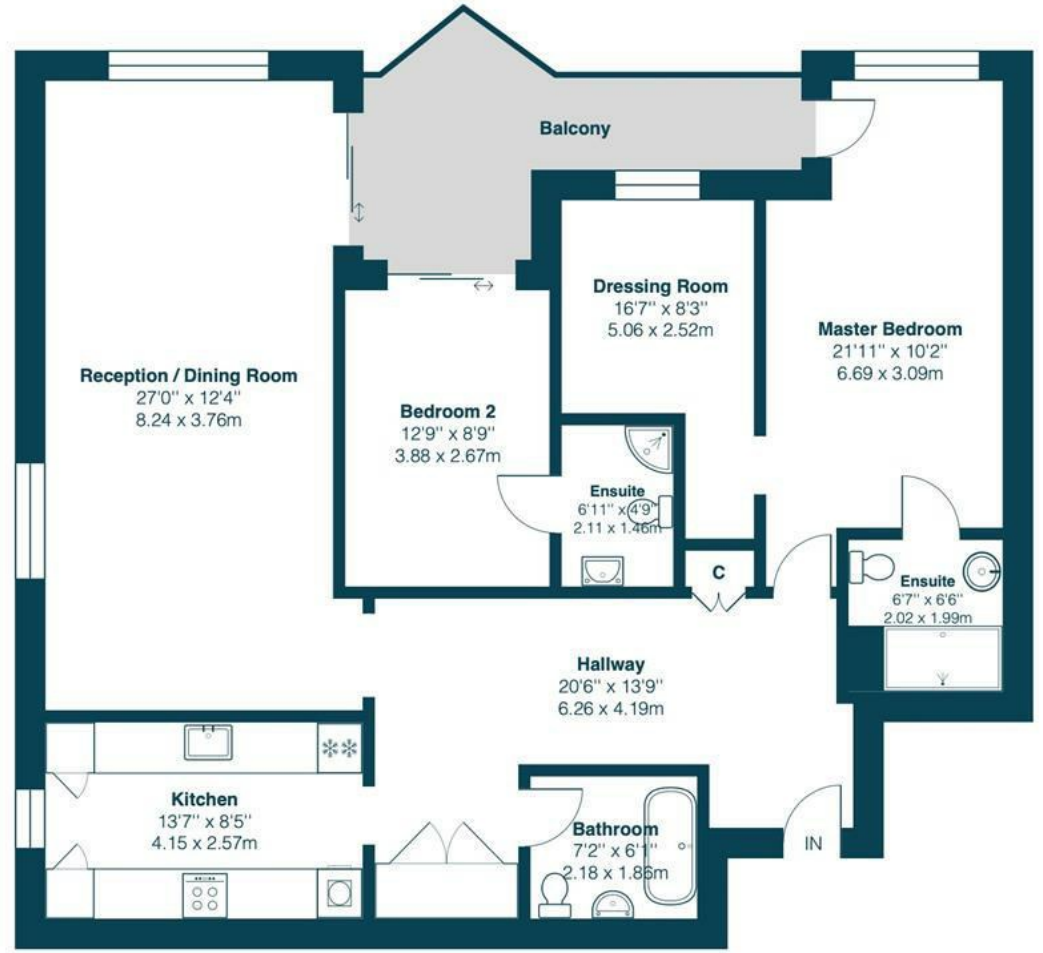
There are two spacious bedrooms, both featuring luxurious en suite shower rooms. The master suite is further enhanced by a bespoke fitted dressing room, adding a particular touch of exclusivity.

The property also benefits from a stylishly appointed kitchen, secure underblock parking with two allocated spaces, and access to extensive, beautifully maintained communal grounds. Ideally positioned close to the town centre and excellent transport links, this exceptional home combines luxury, comfort, and practicality in an enviable setting.

- LUXURIOUS APARTMENT
- IMPRESSIVE 1200 SQ FT OF LIVING SPACE
- SUPERB 27' LIVING ROOM ** PRIVATE SOUTH WEST FACING BALCONY
- TWO DOUBLE BEDROOMS ** THREE BATH/SHOWER ROOMS
- HIGH-END BESPOKE FITTED DRESSING ROOM
- IMPRESSIVE 20' RECEPTION HALL
- STYLISHLY APPOINTED KITCHEN
- SECURE UNDERBLOCK PARKING - TWO ALLOCATED SPACES
- DELIGHTFUL & EXTENSIVE COMMUNAL GROUNDS
- HIGHLY CONVENIENT - CLOSE TO TOWN CENTRE/TRANSPORT LINKS

Blyth Wood Park, BR2

Approximate Gross Internal Area = 1243 sq ft / 115.4 sq m



First Floor

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This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them.
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COMMUNAL HALLWAY
Stairs and lift service to second floor.

RECEPTION HALL
20'6 x 12 (narrowing to 7'1) (6.25m x 3.66m (narrowing to 2.16m))
An impressive and welcoming panelled entrance hallway featuring herringbone wood effect Amtico flooring; built-in double coats cupboard with automatic lighting; further built-in utilities/storage cupboard housing hot water tank and with space/plumbing for washing machine.

LIVING ROOM
27' x 12'5 (8.23m x 3.78m)
A bright and spacious triple aspect room featuring windows to rear and side plus sliding door leading to private balcony.

BALCONY
19' x 11' (narrowing to 4'8) (5.79m x 3.35m (narrowing to 1.42m))
A large private covered balcony providing attractive south westerly views to the rear across the gardens and towards Shortlands valley. Tiled flooring, outside light.

KITCHEN
13'7 x 8'5 (4.14m x 2.57m)
Window to side, fitted with a range of modern and stylishly appointed white gloss units with stone worktops to two walls; custom fitted fold out breakfast bar; inset sink unit; built-in double oven/microwave; electric hob with extractor hood; integrated dishwasher; wine chiller; wood effect herringbone Amtico flooring; bespoke glass splashbacks.

BEDROOM 1
19'1 x 10'1 (max) (5.82m x 3.07m (max))
Double glazed window to rear plus door to balcony; doors to en-suite plus dressing room.

DRESSING ROOM
16'7 (into door recess) x 8'3 (5.05m (into door recess) x 2.51m)
Double glazed window to rear; fitted with a full range of high-end bespoke units two two walls providing ample storage for clothes and shoes.

EN SUITE SHOWER
A well-appointed shower room comprising over-sized shower cubicle, polished granite vanity unit with fitted wash basin with mixer taps over, concealed cistern WC, fully tiled walls and flooring, extractor fan, shaver point.

BEDROOM 2
10'1 x 8'8 (3.07m x 2.64m)
Sliding doors leading to balcony, fitted double wardrobe, door to:

EN SUITE SHOWER
Suite comprising fitted corner shower cubicle, wash basin with integrated storage unit under, WC, fully tiled walls and flooring, heated towel rail, extractor fan.

BATHROOM
A luxuriously appointed suite featuring large oval bath with wall mounted waterfall tap over and separate shower hose; fitted wash basin/vanity storage under; WC; feature wood panelled wall; recessed display shelving; tiled flooring.

GARDENS
Extensive and well maintained communal grounds to rear with large area of lawn, mature beds and border, further wooded area with seating.

PARKING
Secure underground parking accessed via remote electric gates. Two allocated spaces plus visitors parking.

LEASE & MAINTENANCE
SHARE OF FREEHOLD
LEASE - Approx 995 YRS
MAINTENANCE - £4441pa

LOCATION
What3words: ///eagles.rice.staple

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.