



Flat 7 Brompton House, 18 Brambledown Road, Sanderstead, CR2 0BL

Guide price £550,000



WH WATSON HOMES
Estate Agents

18 Brambledown Road, Sanderstead, CR2 0BL

Overview

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

Watson Homes are delighted to present this exceptional three-bedroom, two-bathroom penthouse apartment, offering a superb standard of contemporary luxury in one of Sanderstead's most desirable residential locations. Set on the sought-after Brambledown Road within an exclusive development of seven luxury apartments, this impressive home offers an enviable combination of privacy, space and sophisticated design.

One of the property's standout features is its breathtaking panoramic outlook, with stunning views surrounding the apartment. Natural light flows from every direction throughout the day, creating a bright, airy and wonderfully spacious atmosphere.

The impressive open-plan living and kitchen area has been finished to an exceptional standard, featuring elegant Calacatta Gold quartz work surfaces and premium integrated Bosch appliances, creating a stylish yet practical space for both everyday living and entertaining.

Three well-proportioned bedrooms are complemented by two beautifully appointed bathrooms, while the private outdoor balcony provides the perfect setting to relax, enjoy the sunshine and take in the stunning surrounding views.

Further benefits include a communal car park, underfloor heating throughout, EV charging facilities and a secure storage unit, providing the perfect combination of luxury, comfort and modern convenience.

A truly rare opportunity to acquire an exceptional luxury penthouse, combining contemporary elegance, incredible natural light, stunning surrounding treetop views and an outstanding specification within one of Sanderstead's most sought-after locations.

18 Brambledown Road, Sanderstead, CR2 0BL

Accommodation

Hall - 9' 2" x 9' 0" (2.79m x 2.74m)
Welcoming entrance hall with video entry system, luxury vinyl tile flooring and underfloor heating.

Kitchen - 16' 5" x 14' 6" (5.00m x 4.42m)
Bright, double-aspect kitchen featuring a high-quality range of units with soft-close doors and drawers. Fully equipped with integrated Bosch appliances, including a fridge/freezer, electric oven, microwave, dishwasher, washer/dryer, induction hob and extractor fan. Finished with Calacatta Gold quartz worktops, luxury vinyl tile flooring and underfloor heating.

Sitting Room - 22' 6" x 13' 1" (6.85m x 3.98m)
Spacious, double-aspect sitting room with a side Velux window and sliding doors opening directly onto the terrace. Finished with luxury vinyl tile flooring and underfloor heating.

Bedroom One - 23' 1" x 12' 6" (7.03m x 3.81m)
Generously proportioned bedroom with a front aspect, luxury vinyl tile flooring and underfloor heating.

En-Suite - 7' 4" x 6' 6" (2.23m x 1.98m)
Stylishly appointed en-suite featuring high-quality sanitaryware and tap fittings, partially tiled ceramic walls, heated towel rail and a wall-hung wash hand basin with vanity unit. Includes a low-level WC and tiled-panelled bath with shower screen, wall-mounted taps and separate handheld shower attachment. Finished with porcelain tiled flooring and underfloor heating.

Bedroom Two - 16' 0" x 11' 8" (4.87m x 3.55m)
Well-proportioned bedroom with a side aspect and sliding doors opening onto a private balcony. Finished with luxury vinyl tile flooring and underfloor heating.

Bedroom Three - 11' 1" x 11' 0" (3.38m x 3.35m)
Comfortable bedroom with a front aspect, luxury vinyl tile flooring and underfloor heating.

Shower Room - 5' 0" x 5' 0" (1.52m x 1.52m)
Contemporary shower room with side aspect, partially tiled ceramic walls and high-quality sanitaryware and tap fittings. Features a heated towel rail, wall-hung wash hand basin with vanity unit, and shower enclosure with wall-mounted rainfall showerhead and separate handheld shower attachment. Complete with porcelain tiled flooring and underfloor heating.

Separate WC - 4' 8" x 4' 3" (1.42m x 1.29m)
Convenient separate WC with low-level push button WC, wall-mounted wash hand basin, porcelain tiled flooring and underfloor heating.

Balcony One - 11' 0" x 6' 6" (3.35m x 1.98m)

Balcony Two - 13' 8" x 3' 3" (4.16m x 0.99m)

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

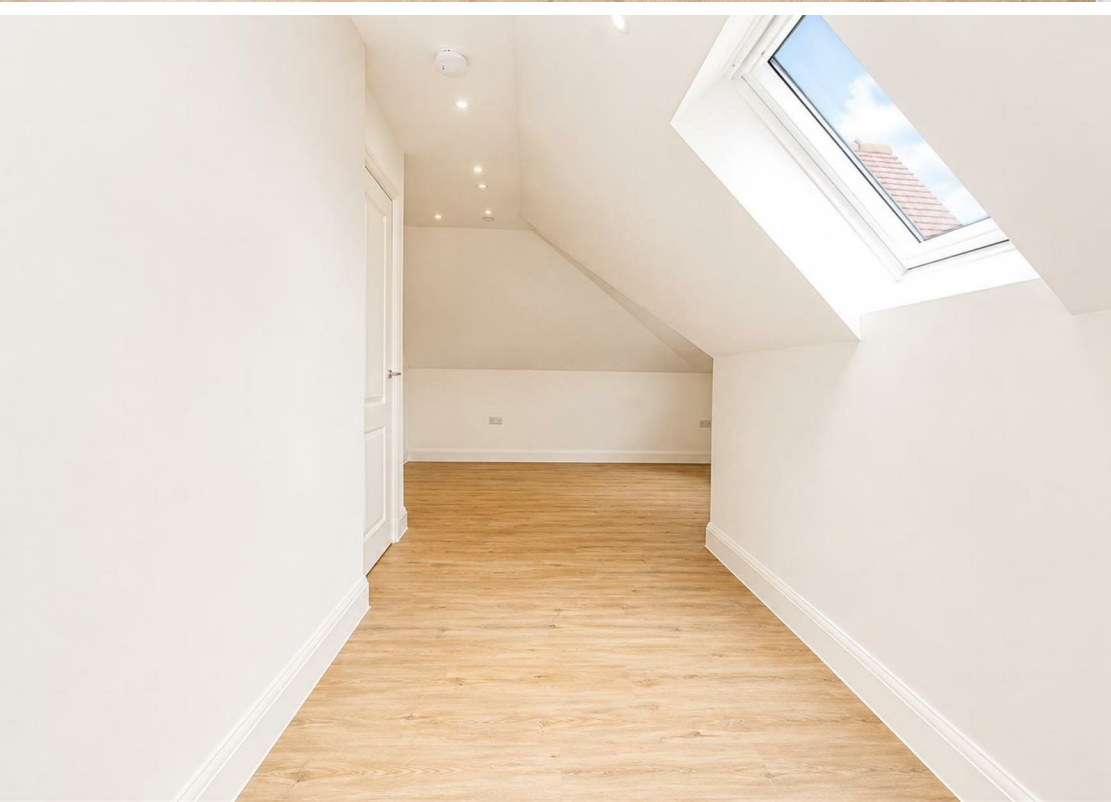
BUYER'S INFORMATION
Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help 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 ***

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

*****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 *****

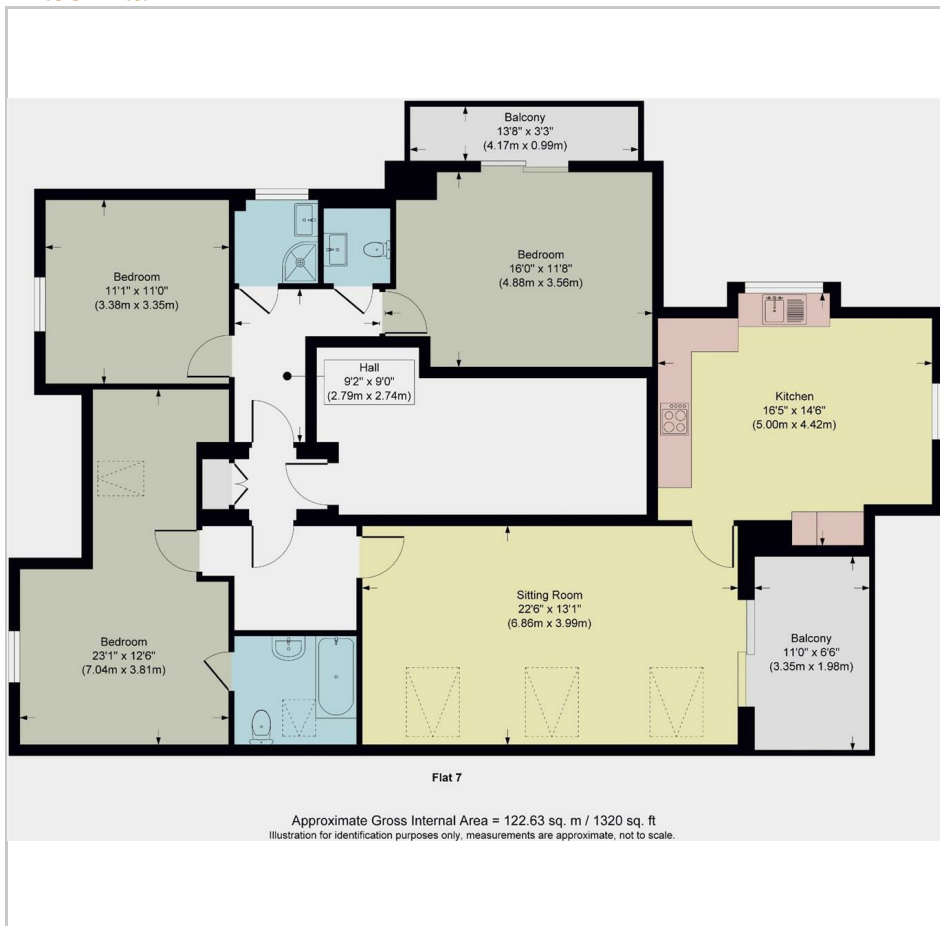








Floor Plan



Additional Information

No onward chain

There are solar panels

The property is on the top floor (Penthouse)

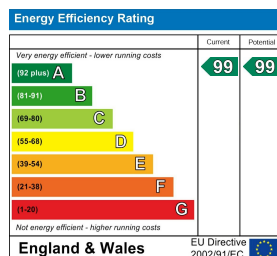
There is communal parking

Share of Freehold

Service Charge £1090 per annum

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

***** 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 *****



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

24 The Broadway, Cheam Village, Surrey, SM3 8AY
Tel: 020 4537 3222 Email: cheam@watsonhomesproperty.com
www.watsonhomesproperty.com

WH WATSON HOMES
Estate Agents