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GRAHAM  
JOHN  
MAKE LIFE SPECIAL

Luxurious accommodation

in a leafy setting



# Stylish and homely

you instantly feel  
drawn to life here

## The Details

*Three balconies*

*Living room*

*Dining room*

*Kitchen*

*Bathroom*

*Master bedroom*

*En suite*

*Dressing room*

*Double bedroom*

*Garage*

*Parking space*

*Lift*

Everything says 'wonderful' as you wander around this superb apartment, the space is impressive and comforting.

It's very easy to understand why the owner talks so passionately about this penthouse apartment. It is set within a fabulous road, the position convenient for so much, access to the town centre, the stations and lovely walks, it's the pleasant degree of separation from it all that is the real lure, the excellent location. Take the lift to the top floor and you step out right beside your front door, it opens into a surprisingly spacious reception hall, one that sets the scene for what you will find throughout.

The apartment stretches across the whole of the front of the building, when you look up from the street, all three balconies belong to this home.

The space within the accommodation was the icing on the cake for our client when she bought the apartment nearly twenty years ago. 'The address is such a good one', she told us, 'once I saw how much space there was inside I had to live here!'

The en-suite has been redesigned and is a super room, with the large dressing room and balcony off the master bedroom, this is a space that will please everyone. The bathroom has a stylish finish, another room that has been the focus of attention.

The living room and the second bedroom both enjoy their own balconies too, it's a feature that makes this a very special home, that sense of having outside space and privacy whilst having the freedom and security of being in such a wonderful apartment building.



*Perfectly proportioned, a lovely kitchen*



*One of three balconies*



We've talked about that fabulous master bedroom and suite of rooms. The living room and dining room are equally impressive, a space that opens up yet has a distinct separation, each are defined for its purpose and yet interacting to make life flow in this rooftop retreat. There are more subtle things that, to us, make this an extra special home. Storage is handled in so many great ways, there are straight forward cupboards, a lovely one in the main reception hall, an airing cupboard, of course the dressing room has wardrobes to house attire, but then there are eaves cupboards dotted all around, space our client says has been invaluable for hiding away suitcases etc.

The Bromley Court Hotel is nearby, a popular destination for a meal, Warren Avenue Playing Fields and Summerhouse Playing Fields are nearby if you enjoy stretching your legs, as is Shortlands Golf Club, a Premier Nine Hole Course. There's plenty to keep you occupied in the surrounding area and of course, from here, getting further afield is easy.

For the commuter Bromley South is just over a mile away with services to London Victoria in around eighteen minutes and Grove Park is just under a mile and a half with services to Charing Cross in around thirty minutes. Ravensbourne is just over half a mile with service to Blackfriars in twenty nine minutes. Shortlands, just over half a mile has services to Victoria and Sundridge Park, on the Bromley North spur, is just under three quarters of a mile.

There are plenty of schools to choose from locally and Bromley provides a wonderful shopping experience including the Glades Shopping Centre.

**This home is available for viewing by appointment through Graham John Estate Agents.**

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Penthouse living,  
delightfully rewarding







*A perfect welcome for guests*



*Life flows easily through the apartment*



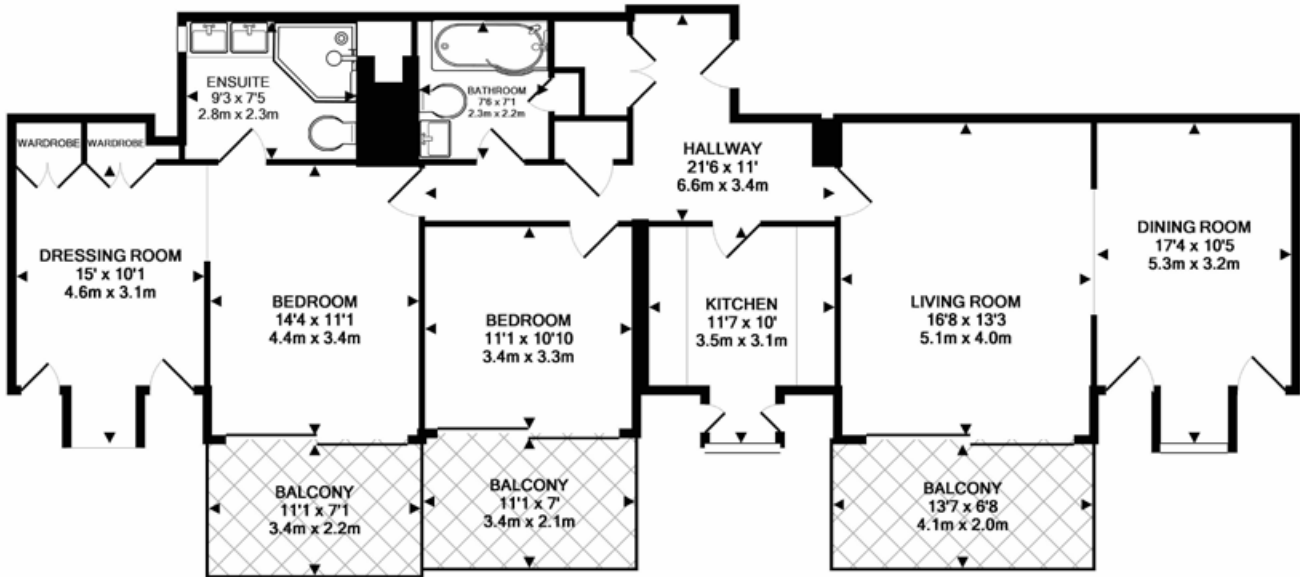
*At every turn we find a sense of space, it's amazing how this home stretches out.*

The kitchen works beautifully, a simple layout allows for movement and provides plenty of working space and lots of storage. That is enhanced by access to eaves space, a feature throughout the apartment.





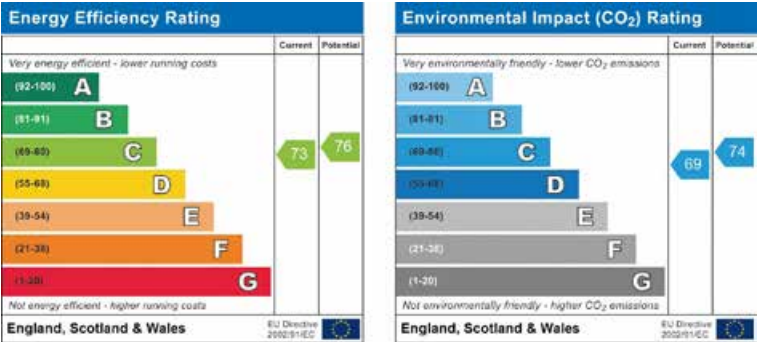
The master bedroom suite



TOTAL APPROX. FLOOR AREA 1185 SQ.FT. (110.1 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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A super dressing room

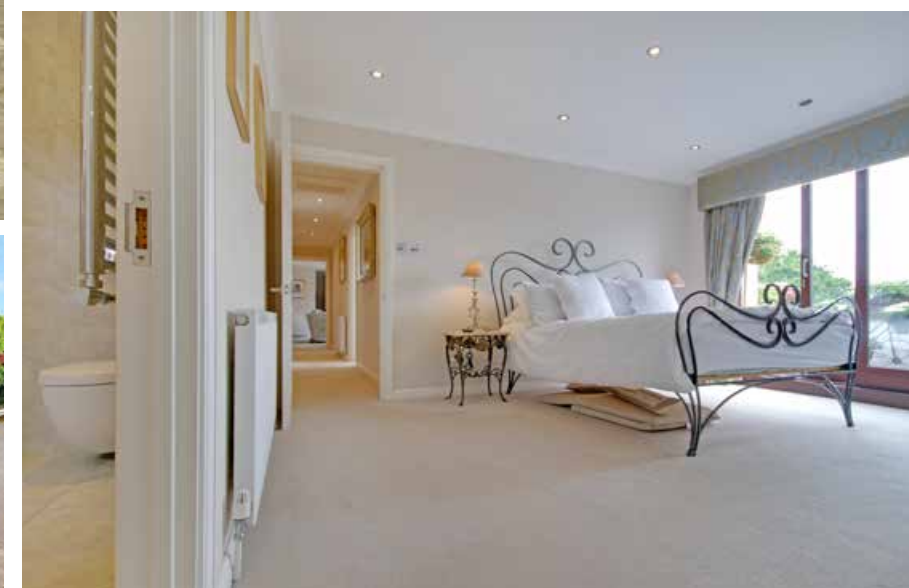


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we just love the balconies here



*Having your own private outside space is a fantastic bonus. It's surprising how much room there is across the three balconies and they make waking up here so much more enjoyable.*

It is very easy to fall for this home, there seems to be everything you need from garage and parking space, to lift and private balconies.

The accommodation flows beautifully and you never get a sense of being restricted or limited here, on the contrary, many homes would benefit from having the space you find here. Combine the privacy with the convenience of the location and the thought of moving here becomes all the more attractive. ■

*The master bedroom suite is a wonderful combination, the thoughtfully designed ensuite a masterpiece and the dressing room is much more than just a dressing room, you'll love it.*