



Flat 5 | 18 Brambledown Road  
Sanderstead | Surrey CR2 0BL |



**HENLEY HOMES** Discover refined modern living in this exclusive two-bedroom, two-bathroom apartment, perfectly positioned on sought-after Brambledown Road in Sanderstead. Set within a boutique development of just seven apartments, this beautifully designed home offers a rare blend of privacy, luxury and contemporary style. The apartment features a sleek, open-plan living and kitchen space finished to a high specification throughout, ideal for both everyday living and entertaining. Both bedrooms are generously proportioned, with two stylish bathrooms adding comfort and convenience. A private outdoor balcony provides the perfect spot to unwind or enjoy morning coffee. Located in a desirable residential setting, this exceptional home is ideal for professionals, downsizers or investors seeking quality, exclusivity and modern elegance.

**Hall** 14' 6" x 5' 5" (4.42m x 1.65m)  
Underfloor heating, strip LVT flooring.

**Kitchen / Sitting Room** 18' 5" x 16' 3" (5.61m x 4.95m)  
Double aspect, patio doors leading onto private outdoor space, high quality kitchen units with soft door closures, integrated bosch appliances; fridge/freezer, integrated electric oven and microwave oven integrated dishwasher, induction hob and extractor fan, strip LVT flooring, Calcutta gold quartz worktops, underfloor heating.





**Bedroom 1** 16' 7" x 11' 8" (5.05m x 3.55m)  
Front aspect, bay window, strip LVT flooring, underfloor heating.

**En-suite** 8' 1" x 4' 0" (2.46m x 1.22m)  
Side aspect part tiled ceramic walls, high quality sanitary fittings and taps, heated towel rail, wall hung wash hand basin on vanity unit, low level WC, shower unit with wall mounted rainwater showerhead and separate hand held shower attachment, underfloor heating, porcelain tiled flooring.

**Bedroom 2** 10' 4" x 9' 3" (3.15m x 2.82m)  
Front aspect, bay window, fitted wardrobes, large bay window, underfloor heating, strip LVT flooring.

**Bathroom** 7' 8" x 6' 0" (2.34m x 1.83m)  
Side aspect, underfloor heating, high quality sanitary and taps fittings, part tiled ceramic walls, heated towel rail, wall hung wash hand basin on vanity unit, low level WC, tiled panelled bath with shower screen, wall mounted taps and separate hand held shower attachment, porcelain tiled flooring.



## Rear

Parking for 3 cars (chargeable), EV pay as you go charging.



## **LOCAL AREA**

Sanderstead is located in the London Borough of Croydon. It is bordered by the towns of Purley, South Croydon and Warlingham. Sanderstead is fortunate to be known for its green spaces, including the Sanderstead Plantation and the Kings Wood. Sanderstead is also home to a number of historic buildings, such as the All Saints Church, which dates back to the 13<sup>th</sup> Century. Golf courses nearby include Croham Hurst Golf Club, The Addington and Purley Downs. There are a number of sports clubs such as Nuffield gym and LA Fitness. Sanderstead is also home of its own Cricket and Tennis clubs. With its mix of green spaces and its historic buildings, Sanderstead is a popular place to live for families and professional alike.

## **SURROUNDING AREA**

Brompton House is conveniently situated within easy walking distance to Sanderstead train station offering services to London Bridge and London Victoria and within easy reach to both Purley Oaks and South Croydon stations. The area is also served by several bus routes, making it easy to travel to other parts of Croydon and beyond.

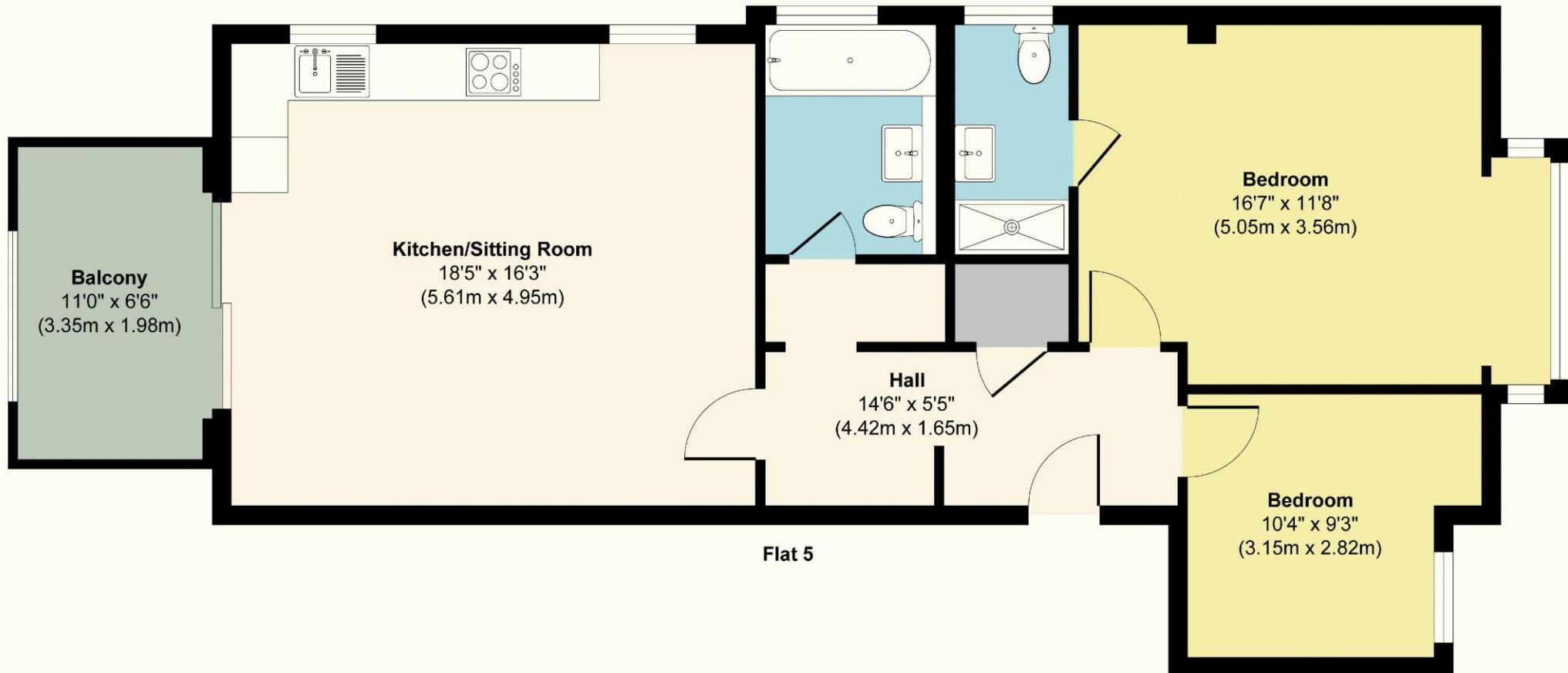
Sanderstead station is approximately a 5 minute walk which is around 0.3 miles

Purley Oaks is approximately half a mile away

South Croydon is around a mile

## **PLEASE NOTE**

These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. All interior photos are from previous developments and are for illustration purposes only. They do not constitute a contract or part of a contract. All measurements are approximate. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



**Approx. Gross Internal Floor Area 795 sq. ft / 73.85 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	91	91
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	91	91
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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HENLEY HOMES

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