

# MAUNDER TAYLOR

## 6 Self-Contained Flats (subject to AST's) FOR SALE FREEHOLD

PORTLEY WOOD HOUSE, 23 Portley Wood Road, Whyteleafe, Surrey, CR3 0BQ



Situated in the Green Belt, and standing in grounds of approximately 2 acres, this substantial, detached, period property was built C.1900.

In 1957 consent was granted for the conversion to 6 self-contained flats. Currently, 3 of the 6 flats are subject to assured shorthold tenancies, and 3 are vacant. ***The sale is subject to these tenancies*** (full details on request).

The exclusive, private, tree-lined Portley Wood Road winds between Salmons Lane and Burntwood Lane. The nearest local shopping facilities are at Whyteleafe.

Whyteleafe South Station with connections to London Bridge, is within half a mile. Also within easy reach is the M25 – the property being located within a mile of the A22 (which passes to the east of Caterham), and links directly to Junction 6 of the M25 - within 4 miles of the property.

***All viewings are strictly by appointment only.***

**Guide Price: £2,000,000 FH**

NOTE: These particulars are believed to be correct and do not form part of any offer or contract. Information that cannot be checked readily is as provided by the vendor. Internal measurements are to the nearest 15cm and external measurements are to the nearest metre.



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**IMPORTANT** - the flats of *Portley Wood House* are currently tenanted. The residents enjoy the use of the extensive grounds and the limited number of parking spaces & garages.

Their privacy & security must be respected.

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**Local Authority: Tandridge District Council. Tel: 01883 722 000**

## SUMMARY OF ACCOMODATION

**Flat 1** Situated on the lower ground floor, with own entrance door. Gas central heating.

Bedroom 1 - appx. 15'3 x 8 (4.64m x 2.43m),

Bedroom 2 - appx. 12'3 x 8'9 (3.73m x 2.66m),

Kitchen - appx. 9'3 x 7'3 plus recess (2.75m x 2.20m),

Living Room – appx. 15' x 14' (4.57m x 4.26m) - with direct access to communal gardens

Bathroom comprising bath, wash basin, WC & with boiler.

**Energy Rating:** Current D64, with Potential C77

**Floor plan- Not available**

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**Flat 2** First floor flat with external steps up to its own private entrance. Electric heating, double glazed, character features including fireplace in reception.

Bedrooms 1 & 2, and Reception with windows overlooking communal grounds to rear.

**Energy Rating:** Current E46, with Potential C77



Total area: approx. 107.7 sq. metres (1159.4 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. Plan produced using PlotIt.

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**Flat 3** Situated on the ground floor with its own private entrance, gas centrally heated and a 'Jack & Jill' bathroom arrangement between the bedrooms. Original features including decorative mouldings to ceiling in hallway.

Bedroom 2 and lounge bay window looking out to side garden area.

Tiled floor loggia overlooking communal garden to rear.

**EPC Rating:** Current C70, with Potential C78



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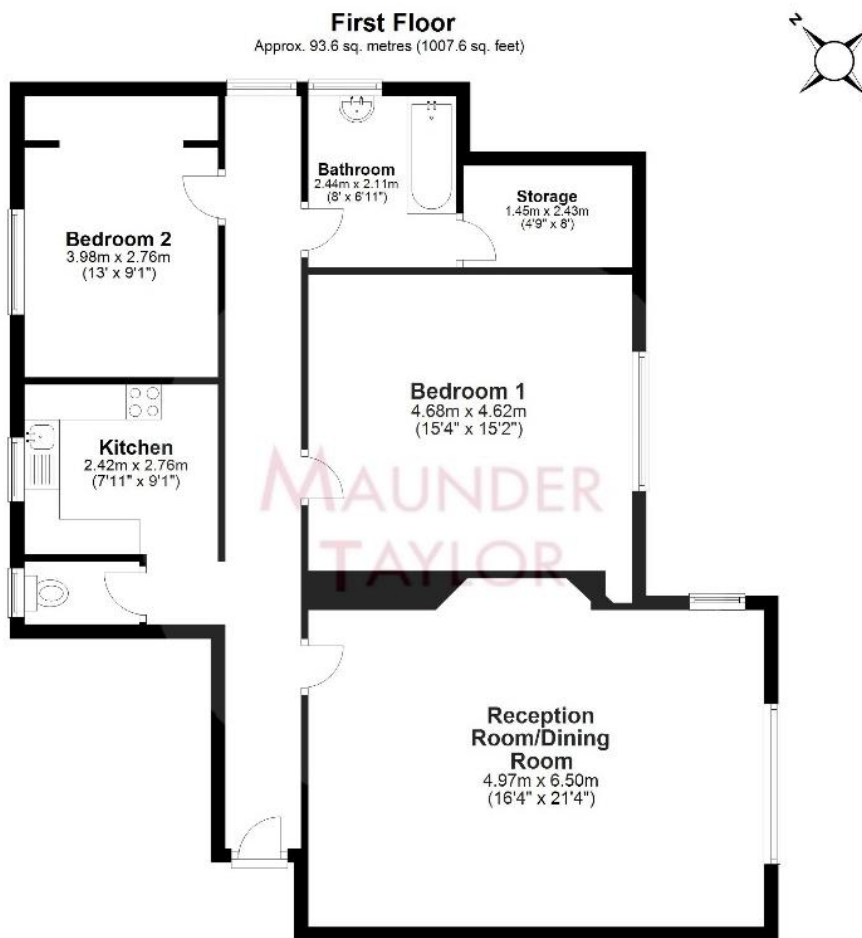


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**PLEASE NOTE:** There is an external staircase up to a first floor landing, with an inner hallway giving access to flats 4 & 5 on the first floor, and flat 6 with a further staircase beyond its entrance door leading to the attic level.

**Flat 4** Electric heating, double glazed, bedroom 1 & Reception with windows overlooking communal rear gardens.

**EPC Rating:** Current D55, with Potential C80



Total area: approx. 93.6 sq. metres (1007.6 sq. feet)

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**Flat 5** Electric heating, double glazed, kitchen with eaved ceiling & dormer window overlooking communal rear gardens. Bedroom 3 also overlooking rear gardens.

Bedroom 1 & 2 and Reception with windows overlooking side gardens.

**EPC Rating:** Current E39, with Potential D58



Total area: approx. 108.1 sq. metres (1163.8 sq. feet)

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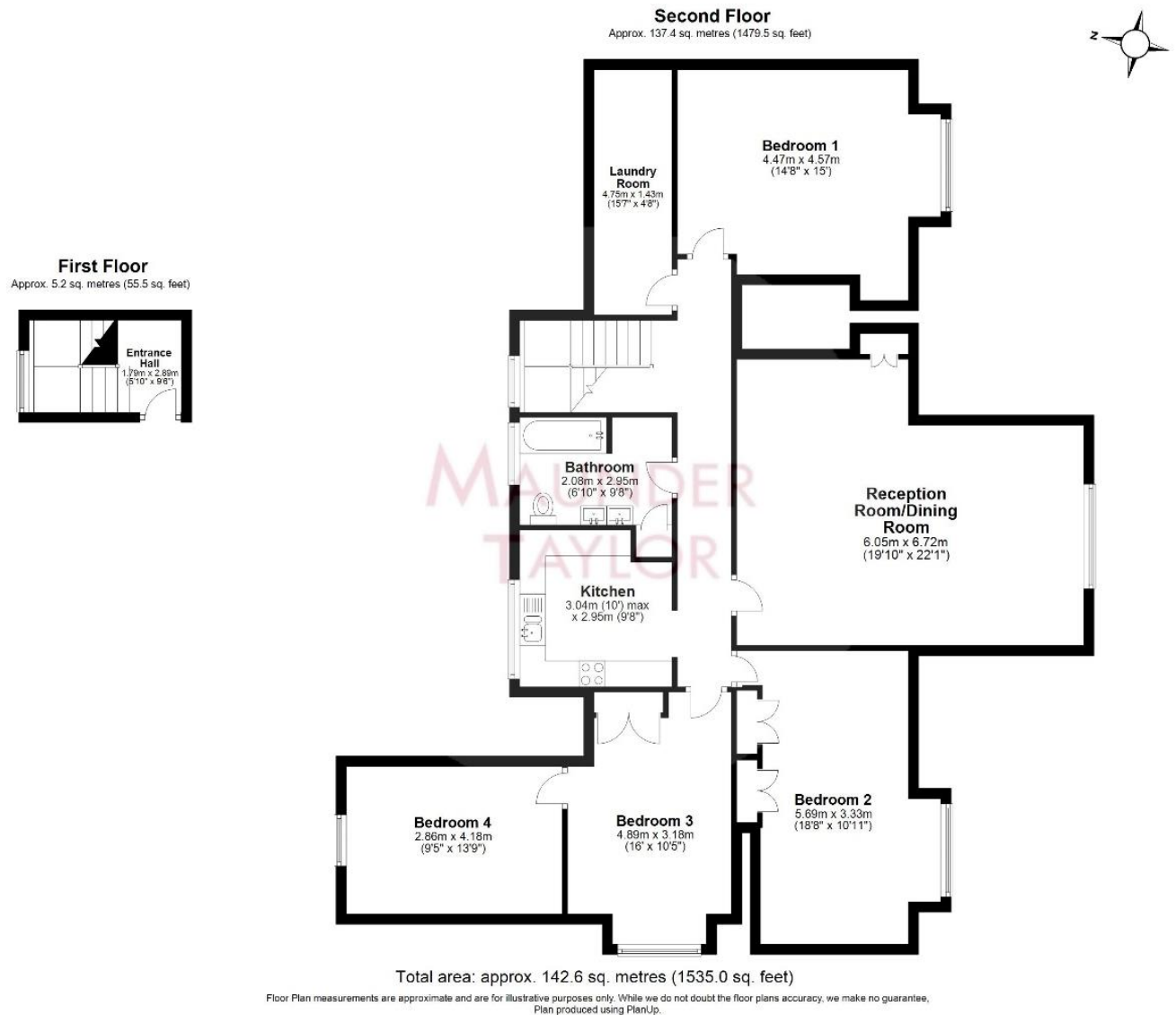
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**Flat 6** Extending across the top of the building at attic level, with high vaulted ceilings, electric heating, double glazing – Bedrooms 1 & 2 and Reception with windows overlooking the communal rear gardens.

**EPC Rating:** Current E43, with Potential C73



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