



**St. James Court Edison Road, Bromley – Guide Price £525,000 – £550,000**

## St. James Court Edison Road, Bromley

Nestled in the heart of Bromley's vibrant town centre, this impressive top floor split level apartment in a secure gated development offers a lifestyle of sophistication and convenience. Rarely do homes of this calibre come onto the market, presenting a unique opportunity for discerning buyers seeking luxurious urban living.

Upon entering, one is greeted by a sense of grandeur and elegance. The expansive 19' x 19' lounge boasts abundant natural light and leads seamlessly to a private balcony, providing a tranquil retreat amidst the bustle of city life. The really high ceilings and versatile mezzanine level add a touch of contemporary flair, creating an inviting space for entertaining or relaxation.

The property features three spacious bedrooms, each offering a sanctuary of comfort and style. The luxurious en-suite to bedroom one epitomises opulence and indulgent living. In addition to the well presented interiors, the property includes a garage and secure allocated parking, ensuring both convenience and peace of mind for residents. Well presented and offered chain free, this apartment is ready to become the backdrop for a new chapter of luxurious living. Contact us today to schedule a visit and make this dream apartment your reality.





### **The Enviably Location**

St James Court is a modern gated development at the end of Edison Way which is off Church Road. The location is ideal for those who want to be peacefully tucked away yet have the wealth of amenities on offer at Bromley Town Centre within very easy reach. Numerous transport links are within easy including Bromley South and Bromley North mainline railway stations, as well as several bus routes.

### **The Second/Top Floor Accommodation**

#### **Entrance Hall**

**Lounge/Diner** 5.89m (19'4") max x 5.86m (19'3")

#### **Balcony**

**Kitchen/Breakfast Room** 4.37m (14'4") x 2.43m (8')

#### **WC**

**Family Bathroom** 2.43m (8') x 2.17m (7'2")

**Bedroom 1** 5.54m (18'2") x 3.71m (12'2")

**En-suite** 2.43m (8') x 2.16m (7'1")

**Dressing Room** 2.33m (7'8") x 1.71m (5'7")

**Bedroom 3** 3.43m (11'3") x 3.19m (10'6")

### **Third/Top Floor Accommodation**

**Flexible Mezzanine Level Room** 4.51m (14'10") x 3.50m (11'6")

**Bedroom 2** 4.57m (15') x 3.48m (11'5")

### **Garage & Allocated Parking**

Both are within the secure gated development.

Council Tax band: F

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



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Council Tax band: F

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Maintenance Charge - TBA

Ground Rent - TBA

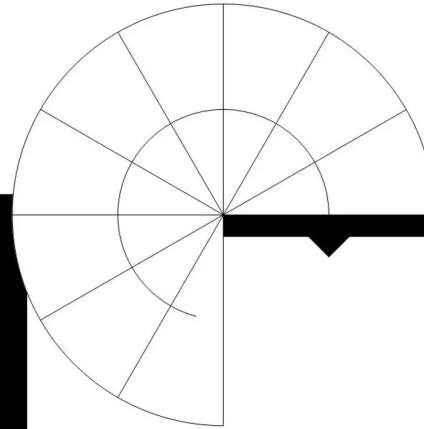
EPC Energy Efficiency Rating: C [Expired]

EPC Environmental Impact Rating: C [Expired]



# Third/Top Floor

Approx. 15.8 sq. metres (169.9 sq. feet)

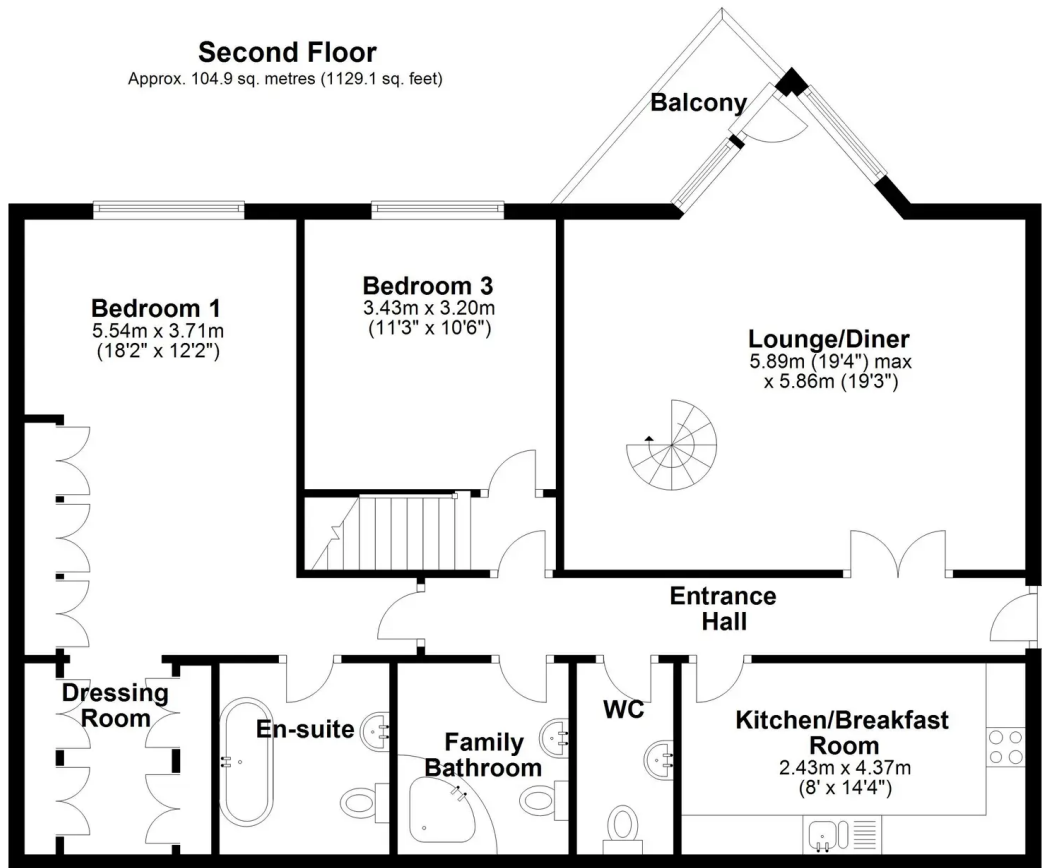


## Mezzanine Level

4.51m x 3.50m  
(14'10" x 11'6")

## Second Floor

Approx. 104.9 sq. metres (1129.1 sq. feet)



Total area: approx. 120.8 sq. metres (1300.2 sq. feet)

Floor plans are not to scale and do not always include full detail - they are provided as a guide to the layout.

Plan produced using PlanUp.