



**Wessex Court 15 Bickley Road, Bromley  
London BR1 2ND**

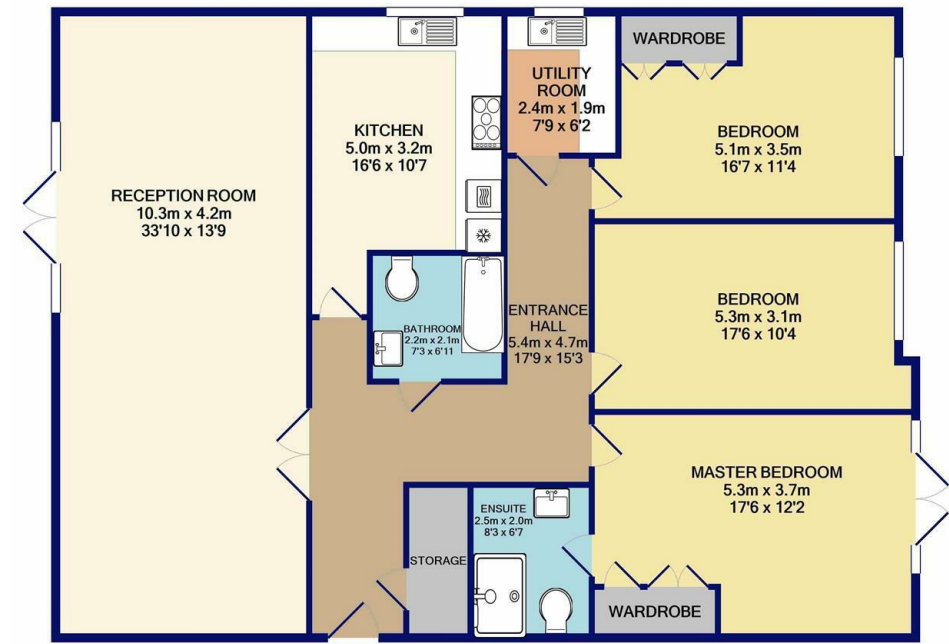
**Offers in excess of £700,000**

Set back in an exclusive private gated development is this absolutely stunning and extremely spacious THREE DOUBLE BEDROOM ground floor apartment with its own private front and rear garden offering just over 1550 sq ft of luxurious accommodation. Comprising communal entrance with security video entryphone, private entrance door opening into the spacious hallway with wood flooring, double doors leading to the open plan lounge/dining room with French doors leading to the private and secluded rear patio, modern fitted kitchen/breakfasting room with integrated dishwasher, 5 ring gas hob, electric oven, microwave and fridge/freezer with granite worktops and tiled flooring, fully tiled family bathroom, master bedroom with fitted wardrobes and French doors leading to the private fenced front garden with artificial grass and planting to provide privacy, fully tiled en-suite shower room, second double bedroom and further third double bedroom with fitted wardrobes. There are the additional benefit of a utility room, gas central heating and two private parking spaces. CALL NOW TO BOOK YOUR VIEWING.

Section 21 Notice - Conflict of Interest - in accordance with Section 21 of the Estate Agents Act 1979, we advise any interested party that the property is currently owned by an employee of William Theakston Estate Agents







TOTAL APPROX. FLOOR AREA 144.6 SQ.M. (1556 SQ.FT.)

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	85	85
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	87	87
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	