

THE LODGE APARTMENTS

Sundridge Park Mansion

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**L A N G F O R D
R U S S E L L**



Four beautifully converted apartments forming part of this landmark address in the heart of Bromley.

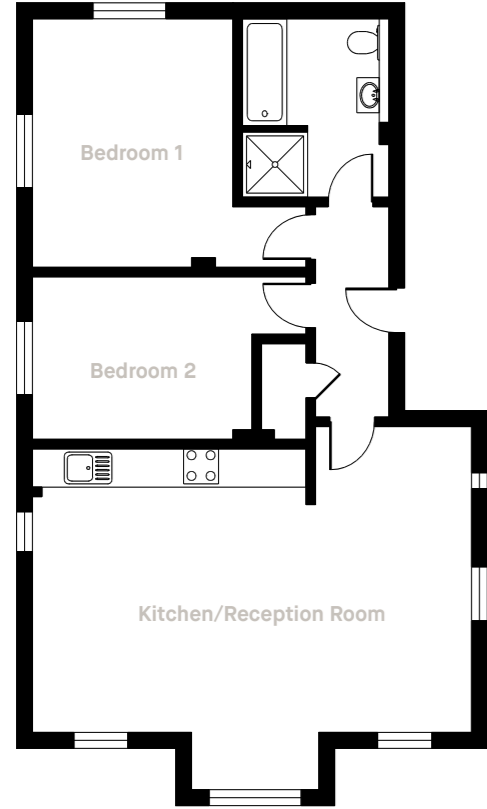
Expertly converted by City & Country, The Lodge Apartments at Sundridge Park are a collection of one and two bedroom homes, located adjacent to the Grade I listed Sundridge Park Mansion and Sundridge Park Golf Club.





Floorplans

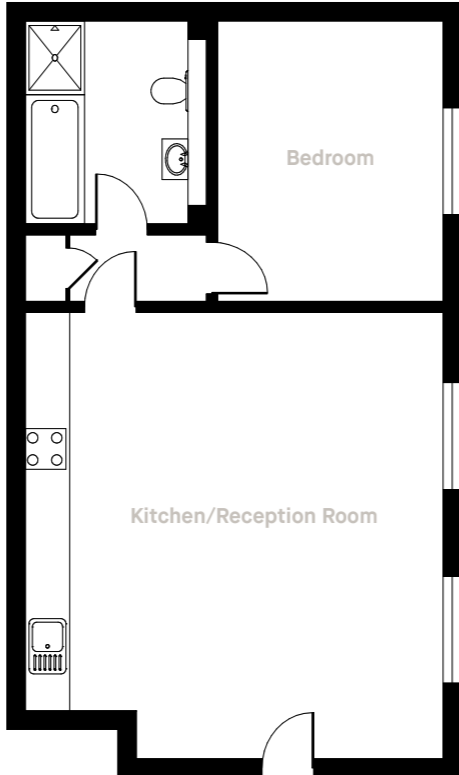
Apartment 1
Ground floor



Kitchen/Reception Room	23ft x 17ft 9 (7.01m max x 5.41m into bay)
Bedroom 1	13ft x 10ft 6 (3.96m x 3.20m min)
Bedroom 2	11ft 5 x 8ft 5 (3.48m x 2.57m max)

Approx. gross internal floor area 763 sqft/70.8 sqm

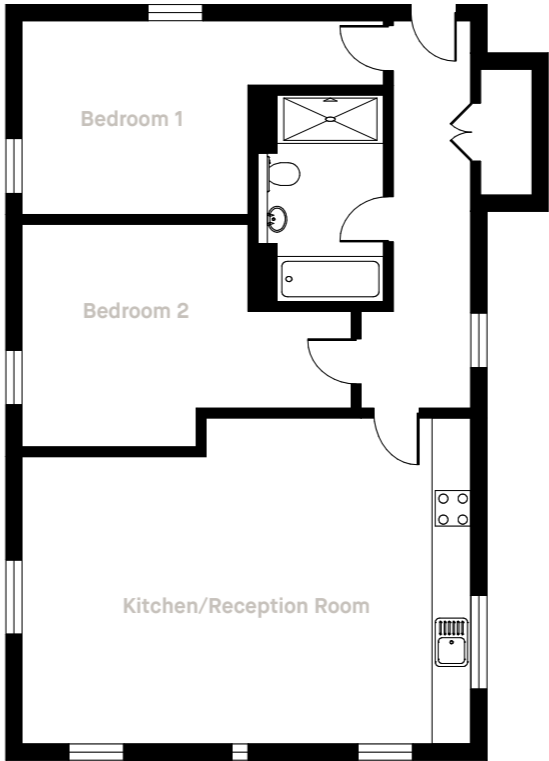
Apartment 2
Ground floor



Kitchen/Reception Room	20ft 2 x 18ft 8 (6.15m max x 5.69m max)
Bedroom	12ft 7 x 10ft 2 (3.84m x 3.10m)

Approx. gross internal floor area 612 sqft/56.8 sqm

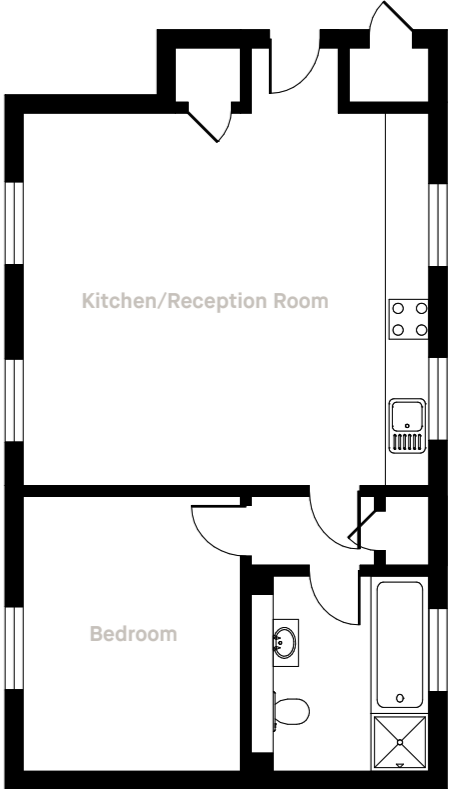
Apartment 3
First floor



Kitchen/Reception Room	23ft 1 x 16ft 9 (7.04m max x 5.11m max)
Bedroom 1	11ft 7 x 10ft 3 (3.53m min x 3.12m)
Bedroom 2	17ft x 11ft 8 (5.18m max x 3.56m max)

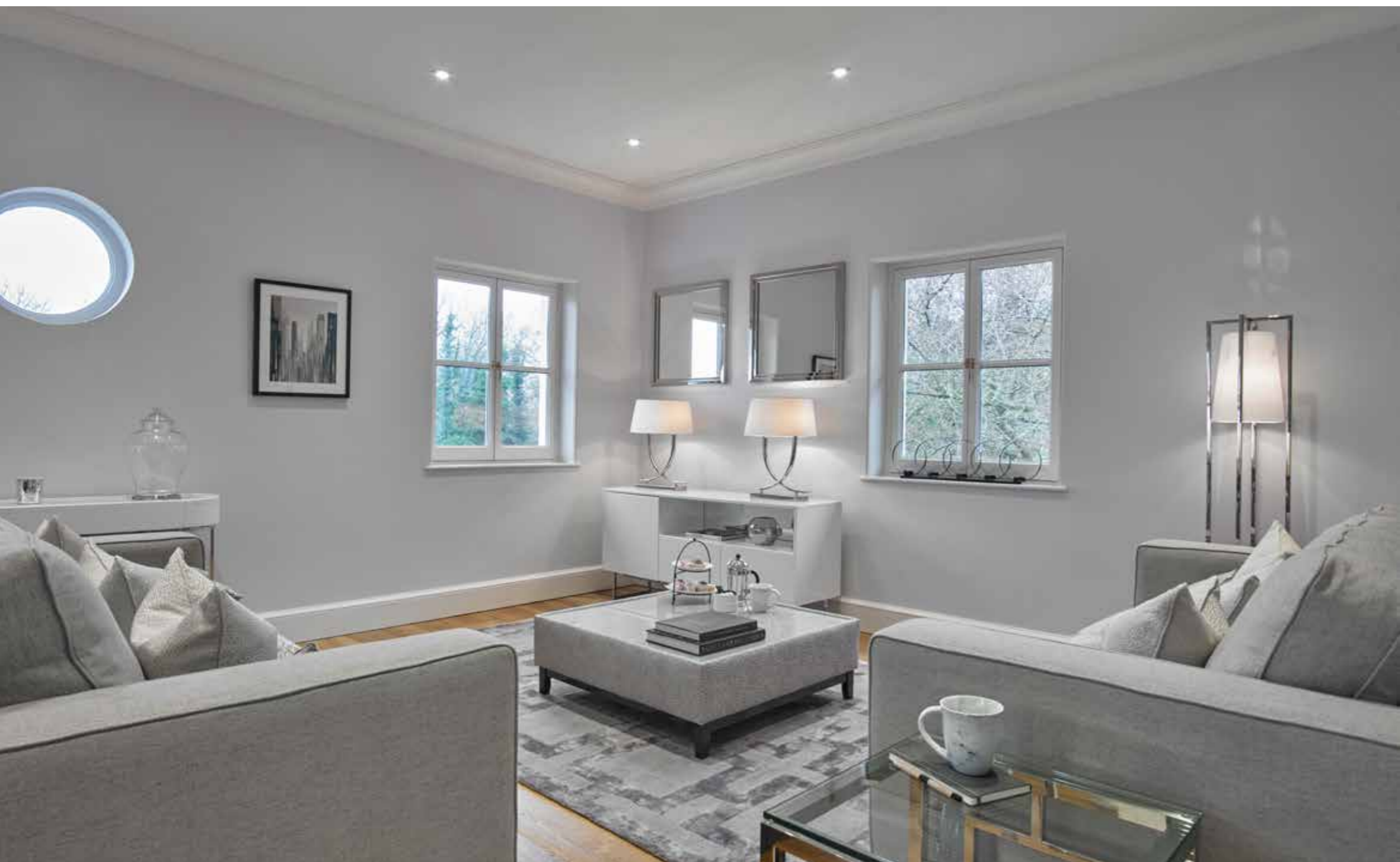
Approx. gross internal floor area 861 sqft/79.9 sqm

Apartment 4
First floor



Kitchen/Reception Room	18ft 8 x 17ft 2 (5.69m x 5.23m min)
Bedroom	12ft 8 x 10ft 1 (3.86m x 3.07m)

Approx. gross internal floor area 593 sqft/55 sqm



The Lodge Apartments have been meticulously designed, providing sophisticated and luxurious interiors.





Fixtures & Finishes

Kitchens

- Hand painted shaker style kitchens by Ladbury
- Stone worktops and matching splashback/upstands
- Integrated Siemens appliances

Bathrooms

- Sanitaryware from Villeroy & Boch
- Brassware from Crosswater
- Porcelain floor tiles and contemporary brick effect wall tiles
- Bespoke free-standing basin furniture featuring a quartz worktop
- Heated towel rails

Floor Finishes

- Underfloor heating throughout
- Engineered oak flooring to living room and hallway
- Porcelain floor tiles to bathrooms
- Luxurious tufted cut pile carpets to bedrooms

Electrical

- BT television, phone and internet*
- Chrome shaver sockets to bathrooms
- LED downlighters to bathrooms
- Pendant fittings or LED downlighters to living areas and bedrooms
- TV points to all bedrooms
- Mains operated smoke detectors

Safety & Security

- Intruder alarms
- Audio entry to main front door

*Subject to contract with service provider

Style, grace and heritage – the essence of Sundridge Park.

Steeped in history, Sundridge Park Mansion is a Grade I listed building situated within acres of stunning parkland and two championship golf courses.

The stunning Sundridge Estate is a nationally significant heritage asset that passed through the hands of English nobility, including the Bishop of Rochester.

The Mansion was originally designed by the eminent architect Sir John Nash in the 18th Century, with its surrounding estate and gardens planned by the acclaimed landscape designer Humphry Repton. The Estate famously received Repton's Red Book treatment in 1793. Considered the last great eighteenth century landscape designer, Repton produced books bound in red, illustrated with annotated watercolours and overlays to show 'before' and 'after' views. Repton's Red Book for Sundridge is currently on public display at The Garden Museum in London.

The two storey lodge house, adjacent to The Mansion, was built in the 1970s during the time when The Mansion was used as a training centre.



Owners of The Lodge Apartments will have full access to the surrounding estate gardens.*

*Subject to stage of development



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The Lodge Apartments



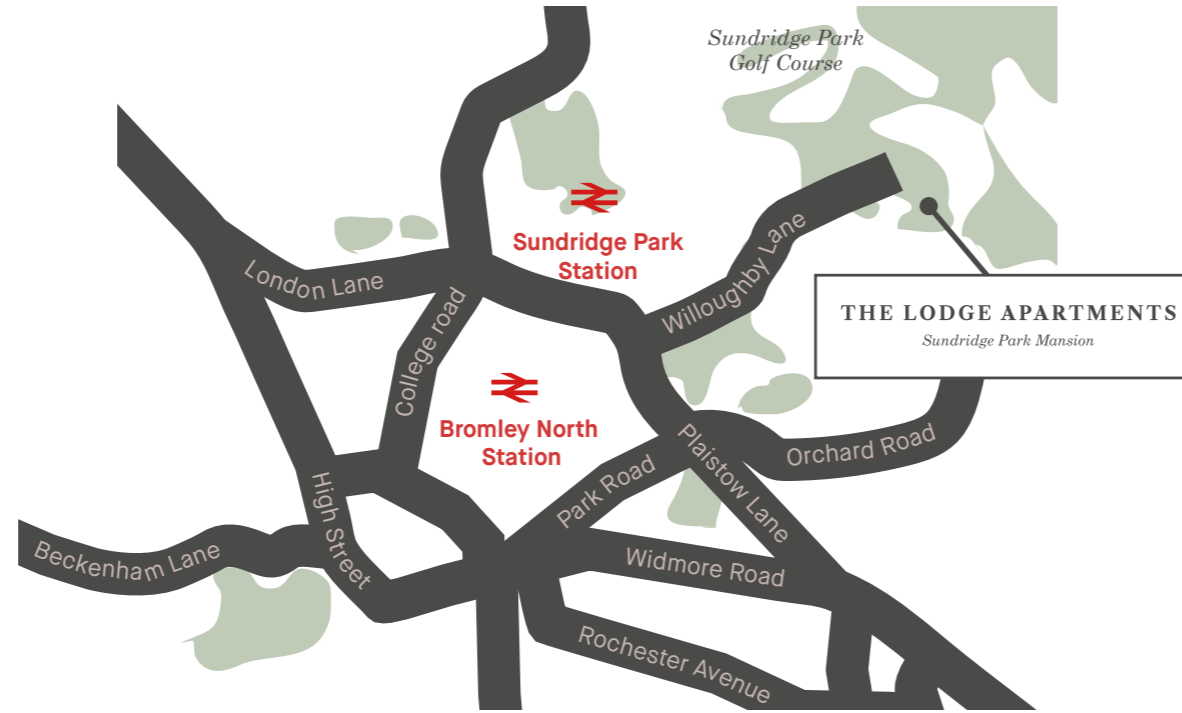
Delights on your doorstep.

The Lodge Apartments are perfectly positioned close to Sundridge Park and Elmstead Woods stations providing services to London Bridge, Charing Cross and Cannon Street. Canary Wharf is less than 10 miles away and Junction 5 of the M25 is accessed via the A21.

Bromley North Village is also within close proximity and has seen significant improvement. East Street as well as the The Glades' Restaurant Terrace are cosmopolitan areas offering both contemporary and traditional dining.

Continued investment will see Bromley's Town Centre be transformed with the new entertainment quarter south of the High Street. This will comprise of a new hotel, multiplex cinema and an array of family oriented eateries to complement the already comprehensive shopping facilities provided at The Glades which houses over 130 retail outlets.

The open spaces of Bromley Park are also nearby as are the beautifully landscaped gardens at the Churchill Theatre.



Travelling by rail from Sundridge Park

London Bridge – 27 mins (via Grove Park)

Charing Cross – 38 mins (via Grove Park)

Travelling by rail from Elmstead Woods

London Bridge – 23 mins

Cannon Street – 29 mins

Charing Cross – 27 mins (via Bromley North)

Travelling by rail from Bromley South

Victoria – 18 mins

Elephant & Castle – 17 mins

Blackfriars – 25 mins

St Pancras Intl. – 42 mins (via Victoria)





The leading heritage developer in the UK.

City & Country is the market leading heritage developer in the UK. With over 55 years' in business, the company specialises in the acquisition, restoration and conversion of historic and listed buildings.

The company adopts a flexible, design-led approach for each project to create outstanding residential and commercial properties and sensitive new homes, where appropriate.

Boasting a hugely experienced in-house team of historians, architects, planners and designers, the business has become the developer of choice for highly challenging regeneration projects in the UK.

City & Country consistently win prestigious awards and accolades in recognition of its commitment to breathe new life into some of the UK's finest architectural heritage and their landscapes.

Recently the business has won:

- Silver for Best Apartment Scheme – WhatHouse? Awards
- Bronze for Best Renovation for St Osyth Priory – WhatHouse? Awards
- Best Conversion Award for King Edward VII Estate – Evening Standard New Home Awards
- Best Landscape & Gardens Award for King Edward VII Estate – Sussex Heritage Trust



Balls Park, Hertford



The Playfair at Donaldson's, Edinburgh



The General, Bristol



The Lodge Apartments, Willoughby Lane, Bromley, Kent BR1 3FZ

For more information please call
020 8315 5544
or visit langfordrussell.co.uk

Selling agent:

L A N G F O R D
R U S S E L L

Developed by:

CITY & COUNTRY

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