



A STYLISH AND WELL PRESENTED APARTMENT SET IN THE POPULAR HAYES VILLAGE

BURTON PYNSENT HOUSE, WEST COMMON ROAD, BROMLEY, BR2 7BY

Unfurnished, £2,000 pcm + fees and other charges apply.*

Available from 12/08/2019

- Set within gated grounds • Views across the cricket ground • 0.7 miles from Hayes station • 2 underground parking places
- Excellent road links • EPC Rating = C • Council Tax = F



Situation

Burton Pynsent House is located between the lovely villages of Hayes, Keston and Locksbottom. Hayes has a thriving community with a village association and several local shops, pubs and restaurants. Keston forms part of the "London LOOP" walk from Farnborough through to West Wickham. It benefits from local amenities. The neighbouring village of Locksbottom provides a wider range of local shopping facilities, a Sainsbury's supermarket, pubs and restaurants including the popular Chapter One restaurant.

Description

Finished to a high standard this immaculately presented 3 bedroom apartment also benefits from a situation within beautiful gated grounds located in the popular village of Hayes.

Internally the property offers a spacious double aspect living room with 2 sets of double doors that make the most of the fabulous views across Roebuck's cricket ground. To one side of the living space is a dining area directly opposite the stylish contemporary kitchen enjoys a range of high gloss wall and base units as well as a selection of fully integrated appliances including 2 wall ovens, induction hob with extractor hood, dishwasher and wine cooler. There is also a separate utility room with matching finishes.

The master bedroom has an en suite bathroom and walk-in dressing room and there are a further 2 bedrooms, family bathroom and guest cloakroom.

Externally the property offers 2 under ground parking spaces.

Energy Performance

A copy of the full Energy Performance Certificate is available on request.

Viewing

Strictly by appointment with Savills.



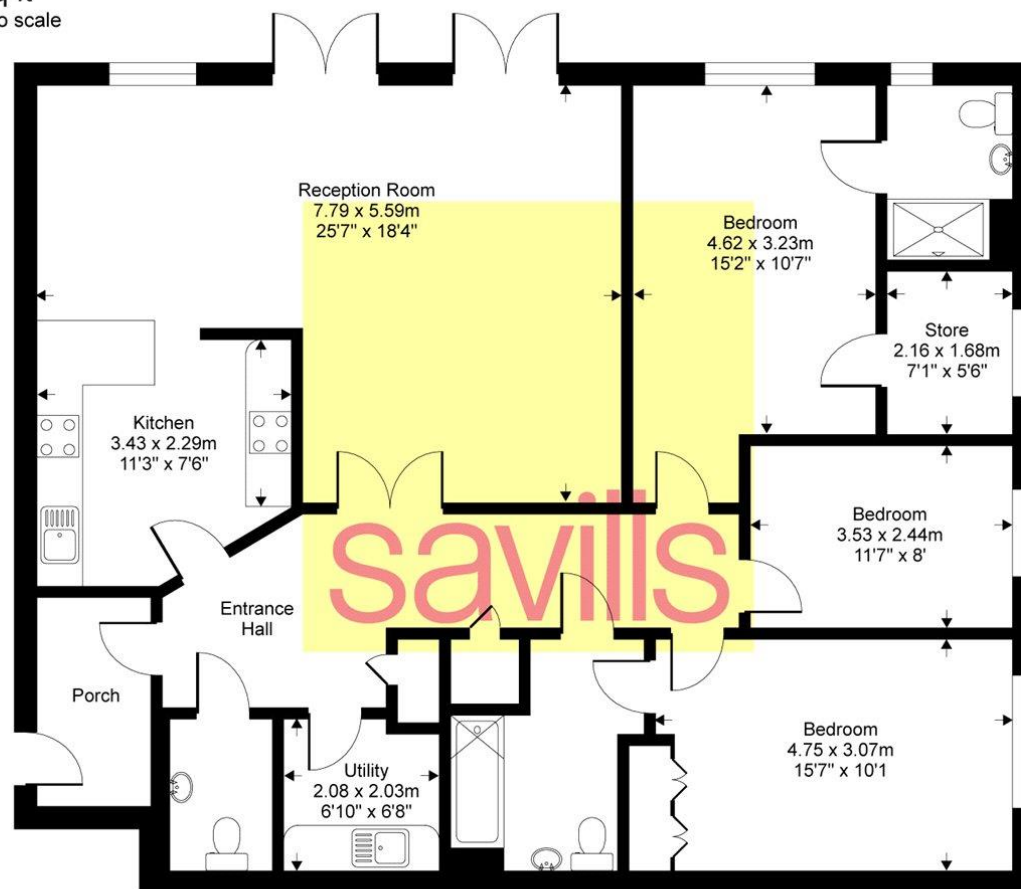
West Common Road, BR2

Gross internal floor area (approx):

135.7 sq m / 1461 sq ft

For Identification only - Not to scale

Niche Communications



Ground floor

FLOORPLANS

Gross internal area: 1461 sq ft, 135.7 m²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small>		



Please note that the local area may be affected by aircraft noise, you should make your own enquiries regarding any noise within the area before you make any offer.

*There are different rules and fees for different tenancy types. For details of our fees and charges go to [savills.co.uk/tenant-fees](https://www.savills.co.uk/tenant-fees). For more detailed information read our [Applicant Guide](#), hard copy available on request. 20190530MEHE

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Sevenoaks Lettings

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