



STRIKING PENTHOUSE APARTMENT WITH ROOF TERRACE AND FAR REACHING VIEWS

FLAT 20 ST MICHAELS
WOLFS ROW, OXTED, SURREY, KENT RH8 0QL

savills

LOCATED IN THIS MAJESTIC GRADE II LISTED PROPERTY WITH COMMUNAL GROUNDS

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Communal entrance hall, lift ♦ private entrance hall ♦ vaulted drawing room ♦ study ♦ kitchen/breakfast room ♦ master suite ♦ guest bedroom with en suite ♦ tandem garage & parking ♦ communal gardens ♦ communal tennis court ♦ EPC rating = D

Situation

Flat 20 St Michaels forms part of this majestic former private girls school located about 1 mile from Oxted town centre and is well located for road and rail links.

- Comprehensive Shopping: Oxted offers a comprehensive range of shops and amenities including supermarkets and restaurants (1 mile), Sevenoaks (8.8 miles), Croydon (11.6 miles), Bromley (14.5 miles), Bluewater Shopping Centre (14.5 miles).
- Mainline Rail Services: Hurst Green station (1 miles) and Oxted (1.5 mile) to Victoria and London Bridge www.nationalrail.co.uk
- Schools: St. Marys Junior School, Holland Junior School in Hurst Green and Oxted School
- Private Schools: Hazelwood School in Oxted (nursery and early years, prep to 13 yrs). Radnor House in Sundridge. The public schools at Sevenoaks and Tonbridge. Woldingham Girls School.
- Leisure Facilities: Limpsfield Tennis and Squash Club, private and public golf courses including Tandridge in Old Oxted, Limpsfield and Westerham.

Directions

From M25 junction 6 at Godstone proceed along the A22 dual carriageway southbound towards South Godstone. At the next roundabout take the first exit onto the A25 towards Oxted and Westerham. Continue along the A25 passing through Old Oxted and confine up the hill. At the traffic lights turn right on to Wolfs Row where the entrance for St Michaels will be found along on the right hand side.

Description

Flat 20 St Michaels is a striking penthouse apartment with well presented and proportioned accommodation. There is direct access from the lift to the private hall within the apartment together with access to the communal stairway. Features include stone mullion windows, some exposed wall and ceiling timbers and radiator covers. Of particular note is the generous roof terrace which enjoys superb far reaching views. The apartment also benefits from a tandem garage and private parking space, together with use of the glorious communal gardens.



Historical note: St Michaels was originally a Church Missionary Society School and later a girls' school which dates from 1886. Built of red brick in English bond with polychrome black bands and diaperwork, stone dressings and tiled roof with terracotta ridge tiles and brick chimneystacks.

- The impressive communal entrance hall has oak panelled walls and a staircase with carved balustrade rising to all floors. An inner hall has access to the lift which provides a private entrance to the apartment itself.
- The generous private hall has a video phone entry system, access to the attic space which provides storage and stairs down to the entrance from the communal hall.
- The impressive vaulted drawing room has exposed wall and ceiling timbers, an outlook to the front and side and an attractive stone fireplace with gas fire.
- The study has an outlook to the side and a skylight window and could be used as a third bedroom if required.
- The generous kitchen/breakfast room has far reaching views and access to the roof terrace and is fitted with a comprehensive range of wall and base cupboards with glass fronted display shelves and a matching island unit incorporating a wooden breakfast table. Granite work surfaces incorporate a 1½ bowl sink. Appliances include a Falcon range with extractor fan over, fridge, dishwasher and washing machine. There is also a large storage cupboard.
- The master suite comprises a well proportioned bedroom with views over the front gardens, a dressing area with fitted wardrobes and a well appointed en suite bathroom with separate shower cubicle.
- The guest bedroom has an outlook over the roof terrace, a fitted wardrobe and storage cupboard together with a well appointed en suite shower room.
- From the main hall, stairs lead down to a cloakroom, under stairs cupboard and a door providing access to the communal hall and staircase.
- The private roof terrace is a feature of the apartment and provides an excellent area for al fresco entertaining and a place to enjoy the far reaching views.
- Electrically operated wrought iron gates open to the driveway which leads to the private and visitors parking areas. To the rear of the grounds is the private garage en block which has electrically operated door and power connected.
- The communal grounds surround this impressive building providing a wonderful backdrop. There are formal lawns interspersed with specimen trees, shrubs and shaped well stocked beds. There are various seating areas within the grounds including a vast paved terrace to the rear.

Tenure:

Leasehold - 999 from 29 September 1999

Local Authority:

Tandridge District Council 01883 722000

Outgoings:

Tax Band 'H'. Rates for 2018/2019 - £3,746.84. Service charge - 5% of the Estate Services Total Expenditure incurred by the Landlord

Viewing:

Strictly by appointment with Savills



20 St Michaels, Oxted

Gross internal area (approx.)

House - 207.0 sq m (2228 sq ft)

Garage - 32.3 sq m (347 sq ft)

For identification only - Not to scale

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	68	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC