



1 Kent Road  
Orpington, BR5 4AB

**£350,000 Share of Freehold EPC:**

 **Maguire Baylis**



A Stunning Collection of Apartments | Share of Freehold | Private Entrances & Roof Terraces

Experience Refined Urban Living at Anglesea Arms, BR5

Set within an iconic former public house, this exceptional collection of one-, two-, and three-bedroom apartments offers a rare blend of architectural character and contemporary sophistication. Thoughtfully reimagined for modern living, each residence benefits from its own private entrance, enhancing both privacy and a true sense of arrival.

Inside, the apartments reveal beautifully curated interiors where high-specification finishes meet timeless design. Expansive open-plan living spaces are filled with natural light, creating an inviting yet refined setting, perfectly suited to both relaxation and entertaining. Every detail has been meticulously considered to maximise comfort, style, and functionality.

Select residences further benefit from private roof terraces, offering an elevated outdoor retreat.

Anglesea Arms presents a unique opportunity to own a piece of local heritage, seamlessly transformed into an exclusive collection of homes. Residents enjoy a distinctive setting while remaining effortlessly connected to a vibrant selection of cafés, amenities, and excellent transport links within the highly regarded BR5 area.

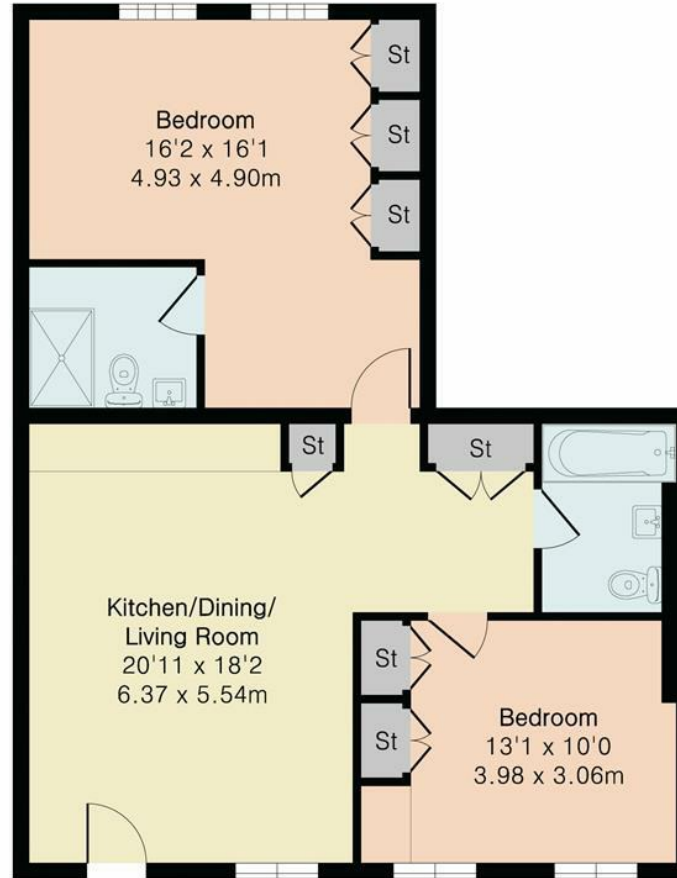
The development comprises a limited collection of individually designed residences, each crafted to the highest standards of modern luxury living.

- Flat 1 - £230,000 one bedroom
- Flat 2 - £350,000 two bedroom
- Flat 3 - £340,000 one bedroom
- Flat 5 - £250,000 one bedroom
- Flat 6 - £330,000 two bedroom
- Flat 8 - £340,000 two bedroom

- 8 X NEW BUILD APARTMENTS
- SHARE OF FREEHOLD
- SELECTED APARTMENTS BENEFIT FROM ROOF TERRACES
- PRIVATE ENTRANCES
- PARKING
- IDEAL FIRST TIME PURCHASE
- FINISHED TO HIGH STANDARD
- CLOSE TO ORPINGTON HIGH STREET AND NUGENT CENTRE
- WALKING DISTANCE TO ST MARY CRAY TRAIN STATION
- ONE, TWO AND THREE BEDROOMS AVAILABLE



Approximate Gross Internal Area 758 sq ft - 70 sq m



Flat Two

## SHARE OF FREEHOLD

GROUND RENT

Ask agent

ANNUAL SERVICE CHARGE

£500

LENGTH OF LEASE

999 years left

## PARKING

Allocated parking to the rear of the property

## LOCATION

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**Important Note:** Maguire Baylis have made every effort to ensure the accuracy of these particulars. However, intending buyers should satisfy themselves by way of legal enquiries, survey and inspection as to the correctness of each statement. The details contained form no part of any contract and are provided without responsibility on the part of the agents or vendor. We have not carried out a survey or tested any appliances or services. Any reference to alterations made is not a statement that planning/building consent has been obtained. References to the legal title are based on information supplied by the vendor.