



PHOENIX HOUSE
BICKLEY

CHARTWELL

UNLOCKING LAND | BUILDING BEAUTIFUL HOMES

“Being so close to London, Chislehurst's sense of community is beyond admirable. Local businesses support each other, and individuals have come together to make the village the best it can be.”

INTRODUCTION

PHOENIX HOUSE, WOODLANDS ROAD, BR1 2AP

Phoenix House is a stunning development comprising twelve x 2 bed apartments built by Chartwell Land and New Homes Ltd. The development is situated within a private road and conveniently located next to Chislehurst Mainline Station. The position of the plot is set back from adjoining properties giving a real sense of privacy with a beautiful stream running alongside the development. All apartments benefit from a high specification finish, private parking and landscaped amenity space.

LOCATION

The property is located in a private road on the Bickley / Chislehurst borders right next to Chislehurst Mainline Station (location map shown on page 14). Chislehurst stands as the last great defence of Kentish-style villages before entering the fast-paced cultural hub of South-East London. The town offers the fantastic cultural links of London, a wide variety of activities for all ages, and the tranquillity of bygone Kent all in one, with many scenic woodland and green spaces for families and friends to enjoy together. With a population of almost 15,000 people and less than an hour's drive from many of South-East London's attractions, the town maintains a likeness to relevant London culture without losing a Kentish village identity.

WHAT TO DO IN CHISLEHURST

For any commuters or West End enthusiasts, brilliant train links will have you at Charing Cross in just 30 minutes! But that is not to say that there is a lack of events to explore in Chislehurst. Residents are spoilt for choice with locally-owned brunch options such as Annabelle's, Wratten's and Joelle's of Chislehurst, not to mention a variety of cuisines from popular chains Zizzi's and Giggling Squid to independently owned restaurants like Ginger & Spice, The Chestnut Cafe and Nene's Bistro. However, if pub food is your go-to, the Bickley, the Bull's Head, the Imperial Arms and others are all locals offering delicious meal alongside a pint (or two!) Those who wish for a more formal drinking scene will enjoy the newly-opened Bank House owned by former CEO of the Gordon Ramsey Group Stuart Gillies. A multitude of Sport and Leisure activities are also available with a Nuffield Health Sport & Leisure centre, golf clubs, tennis clubs and more.

Being so close to London, Chislehurst's sense of community is beyond admirable. Local businesses support each other, and individuals have come together to make the village the best it can be. The Chislehurst Society, for example, with over 4,000 members and founded in 1934 have worked to serve and protect the local community as well as helping to preserve the village's woodland and greenery.

Fantastic cultural links with London
and the tranquillity of bygone Kent
with many scenic woodland and
green spaces for families and friends
to enjoy together.



*Disclaimer:
The image is a CGI image to be used as a guide only
as final finishes may differ when the build is complete.*

OUT AND ABOUT

Woodlands Road forms part of the Bickley Park Estate, famed for its magnificent arts and crafts homes. Chislehurst mainline station is on the doorstep, situated on the Bickley/Chislehurst borders offering fast and frequent commuter services to London termini. Accessed from Woodlands Road via St George Road can be found the picturesque St. George's Church with its magnificent spire.

If you enjoy walking, access to the National Trust Hawkwood Estate, can be accessed from just across the road via Gosshill Road which runs alongside the Kyd Brook and Petts Wood (home to the William Willet memorial, inventor of British Summer Time) beyond. The Hawkwood Estate boasts an operational farm where you will often catch a glimpse of grazing livestock in meadowed paddocks that you would not normally associate with living in commuter belt suburbia. The area is well served with sporting and recreational facilities, with one of the oldest cricket grounds located within half a mile at the top of summer hill where during the summer local clubs play their matches. Opposite you will see the gates to



Camden House at the top of Camden Park Road, the former home of the French emperor Napoleon, now the home to Chislehurst Golf Club with its short but challenging par 66 Harry S Colt inspired design. Even if golf is not your thing, social membership provides the ability to enjoy the glorious terrace on a summer afternoon or evening.

Whilst the station links you to the shopping experiences of London and its West End, Bromley Town centre is the local shopping centre for the borough boasting The Glades shopping mall alongside many multinational brands and a selection of niche independents. Bromley High Street is also home to the Churchill Theatre where often shows will debut en-route to the West End stage.

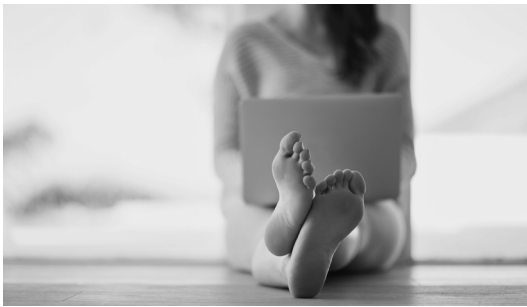
For a village-like shopping experience, Chislehurst's High Street and Royal Parade are separated by the delightful Chislehurst Commons boasting beautiful open spaces, deciduous woodland, and picturesque ponds. Chislehurst is renowned for its independent retailers in Victorian-era traditional shopping parades, also comprising a choice of coffee shops, cafes, pubs, and restaurants. The area is also well served by many local delightful and varied hosteleries, including The Rambler's Rest, located facing common land opposite the cricket ground, The Imperial Arms, with its delightful courtyard restaurant, situated on Old Hill, The Bickley, close to the station, The Bulls Head, on Royal Parade, The Crown on School Road and The Tiger's Heads on Watts Lane to name but a few.

Access to the motorway network and M25 can be gained via the A20 just a few minutes away by car.



“Chislehurst is perfect for young professionals and downsizers looking to settle down in an idyllic location. Whatever you are looking for, you are sure to find it in Chislehurst.”

Bespoke designed kitchens, contemporary white sanitaryware and landscaped communal gardens are just some of the features which establishes Phoenix House as a place to live with special appeal.



“Phoenix House combines sophisticated luxury living, carefully considered architecture and beautiful contemporary interiors to create just twelve exceptionally stylish apartments.”

KITCHENS

- Bespoke designed kitchen
- Wide format induction hob
- Stainless steel extractor hood (built in dependant on layout)
- Built-in combination oven
- Built in single oven
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated washer/dryer (plot 4, 8, 9, 11, 12)
- Ready plumbed space in separate utility room for washer and condensing dryer (plot 1, 2, 3, 5, 6, 7, 10)
- Stainless steel sink and mixer tap
- Neff or Siemens appliances
- Quartz composite stone worktop with upstands in kitchens
- Glass splashback behind hob

BATHROOMS & EN-SUITES

- Contemporary white sanitaryware
- Wall hung vanity units with storage under
- Fitted mirrors above sinks
- Chrome brassware and thermostatic showers
- Slimline shower trays
- Contemporary ceramic floor and wall tiles
- Fully tiled shower, half height to other walls
- Heated towel rails

HEATING & ELECTRICAL

- Underfloor heating throughout
- Smart digital thermostats within habitable rooms**
- LED recessed downlights to hallway, living areas, dining areas, bedrooms, kitchens and bathrooms
- Feature pendant lighting to bedrooms
- Mains operated smoke detectors
- Brushed chrome switches and sockets to visible areas
- Wired for BT Fibre Freeview Digital TV **
- Home network data points
- Fitted burglar alarms (ground floor plots only)
- Colour video entry phone

INTERNAL FIXTURES & FITTINGS

- Contemporary doors
- Modern skirting and architraves
- Chrome door furniture
- Full height fitted wardrobes to all Bedrooms
- Hallway storage cupboards with fitted shelf
- Sash double glazed windows
- Fitted hard flooring to hallway, kitchen and living areas*
- Carpet to bedrooms, stairs and landings*

EXTERNAL FEATURES

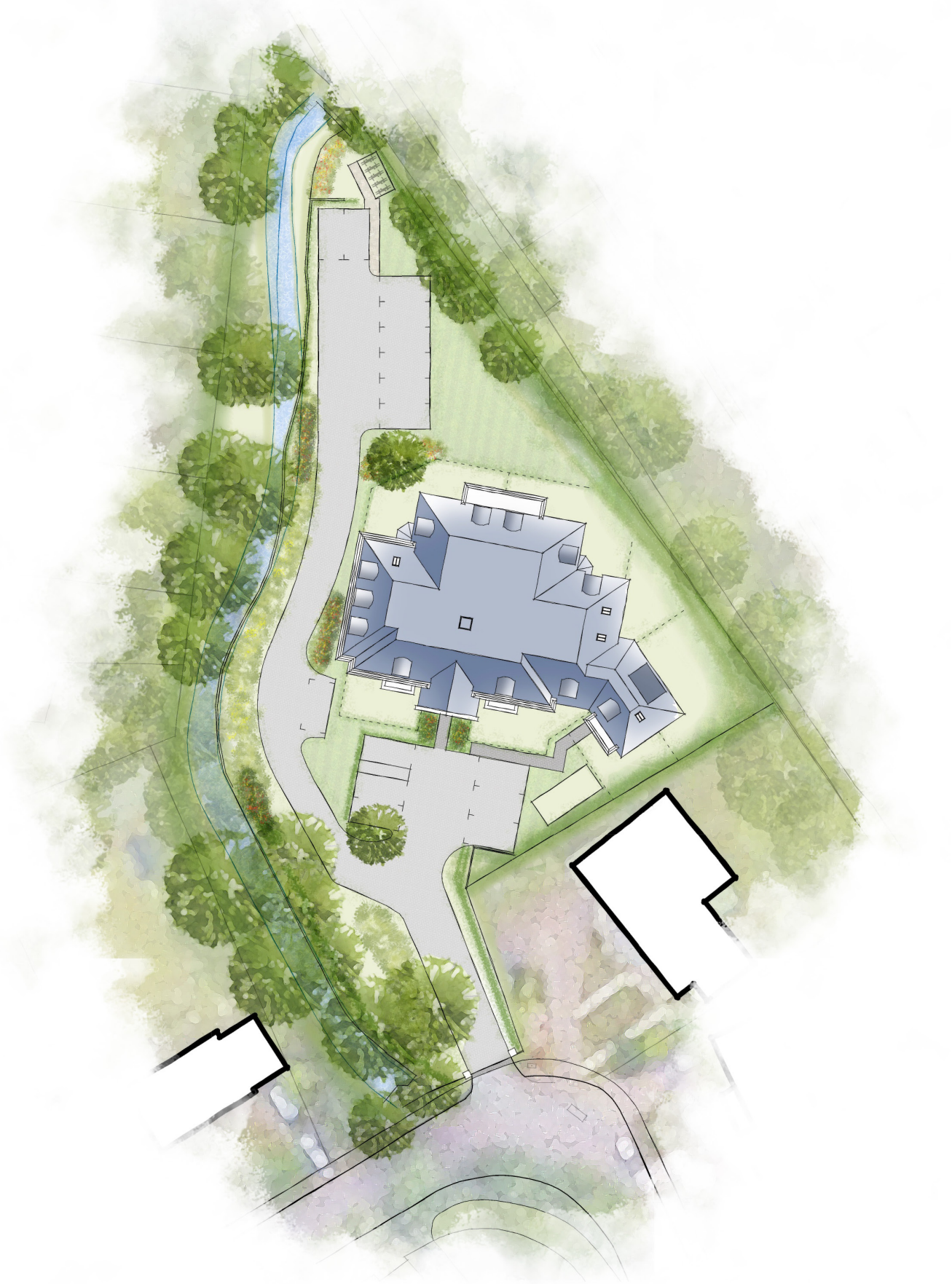
- Multipoint locking system to front doors
- Large doors to patios, terraces and balconies (where applicable)
- Decorative patio/terrace lights (where applicable)
- Communal lift
- Landscaped communal gardens
- Entrance gates***
- Stone paving slabs to pathways and patios
- External communal lighting
- Private parking
- Secure communal bicycle storage
- Car charging points

ADDITIONAL INFORMATION

- * Colour and product options are available to off-plan purchasers depending upon the stage of construction
- ** Subject to internet connection and/or subscription
- *** Subject to planning and functionality to be determined by Management Company
- Buildzone 10 year structural warranty
- 2 year developer defects warranty

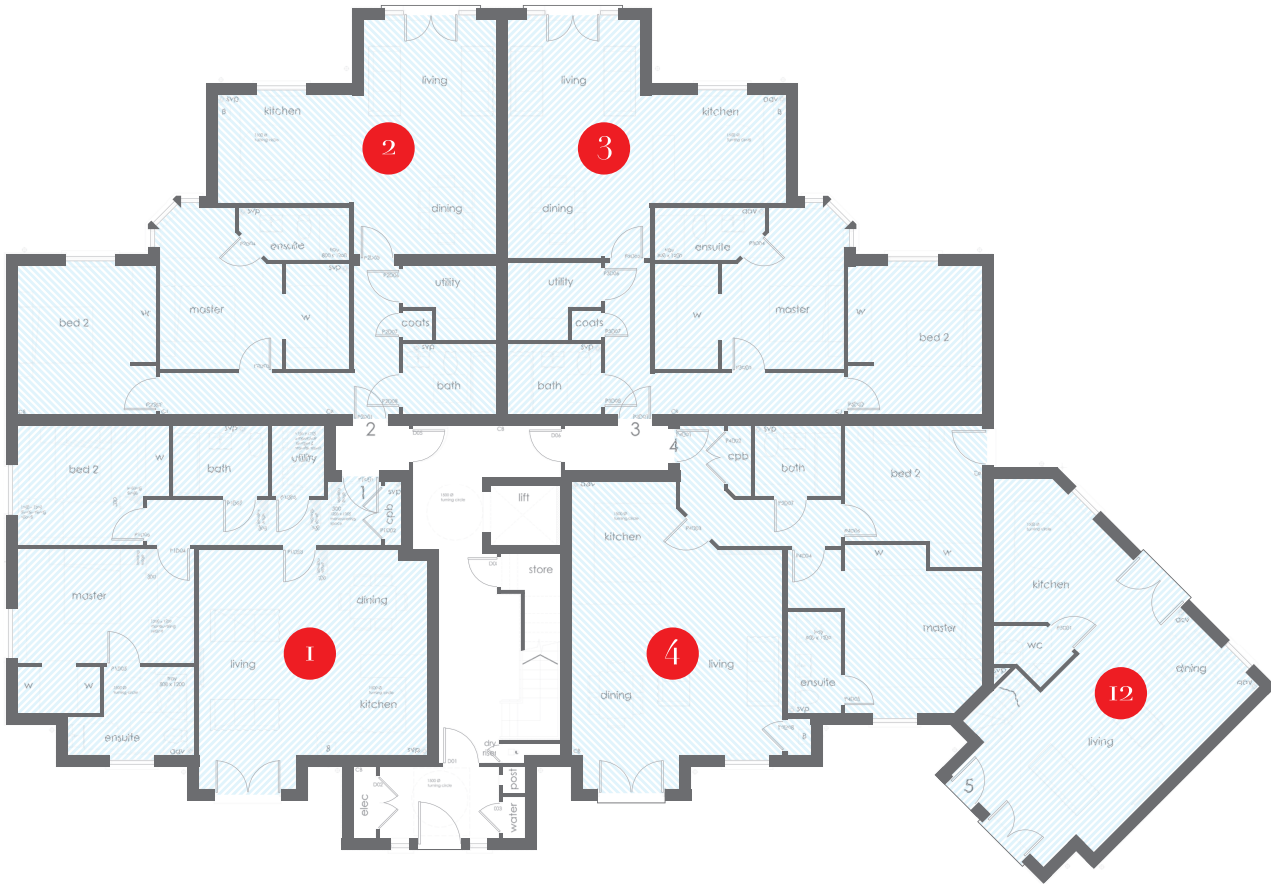
Disclosure:
These particulars are intended as a guide only and must not be relied upon as a statement of fact. They do not form the basis of a contract or any part thereof.
Chartwell reserve the right to revise this specification during construction.
The descriptions, distances and other information are believed to be correct, but their accuracy is not guaranteed. Any intending purchaser must therefore satisfy themselves by inspection or otherwise as to their correctness.

Proposed site plan



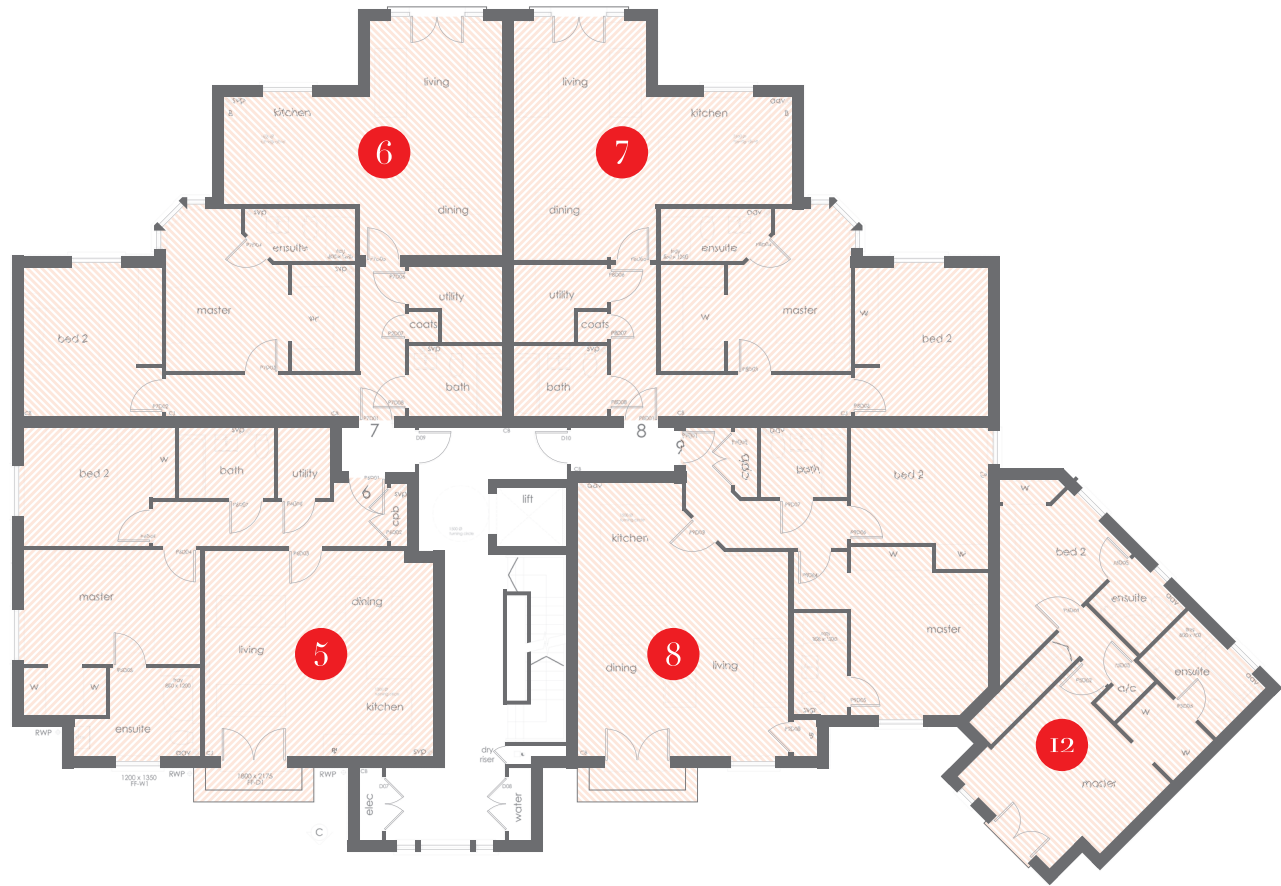
Indicative site layout

Ground floor
Apartments 1-4
Apartment 12 (ground floor)



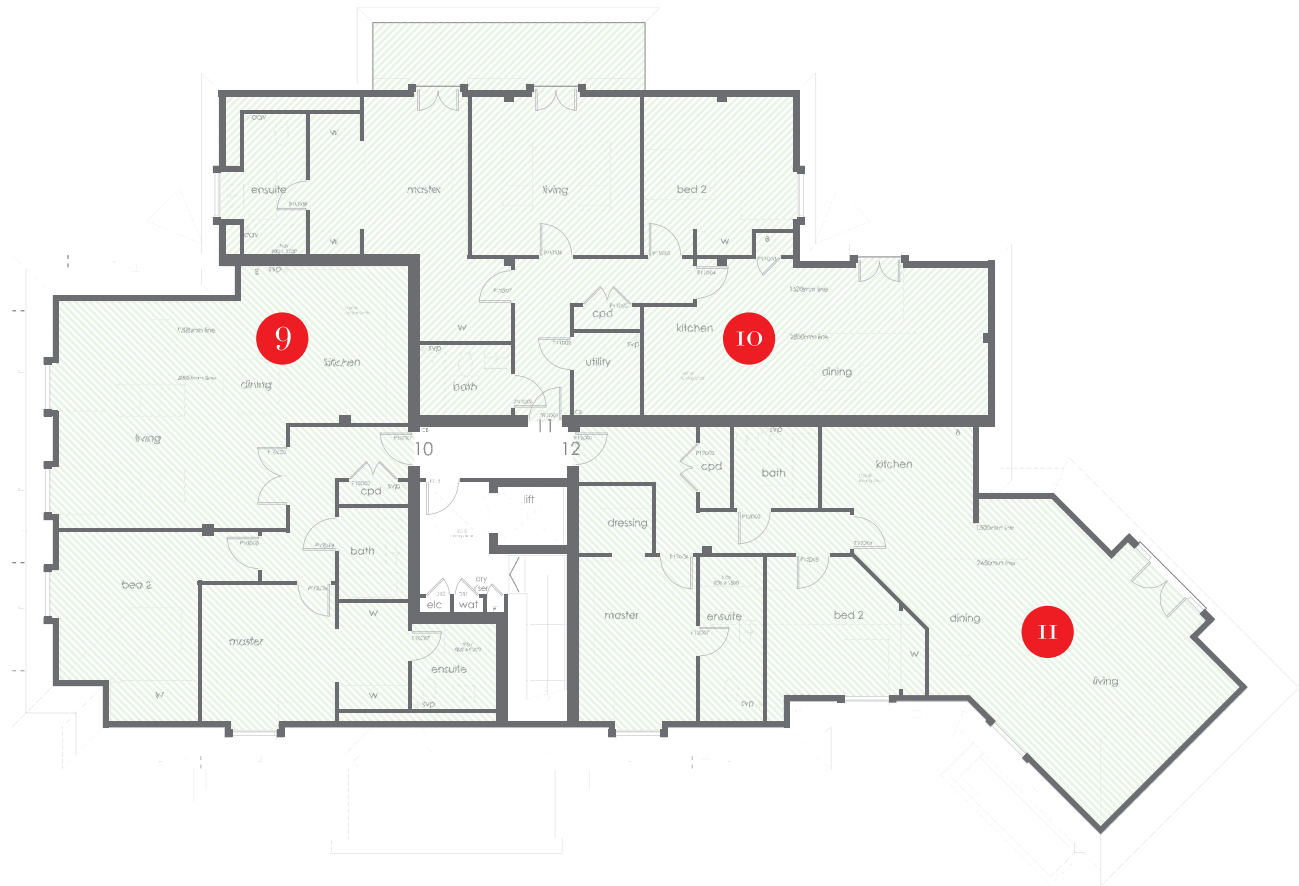
APARTMENT 01	APARTMENT 02	APARTMENT 03	APARTMENT 04	APARTMENT 12
Living/dining 6.1m x 6.4m (max) (20' x 20' 10" (max))	Living/dining 3.8m (max) x 6.3m (12' 5" (max) x 20' 7")	Living/dining 3.8m (max) x 6.4m (12' 5" (max) x 20' 11")	Living/dining 5.6m x 5.4m (max) (18' 6" x 17' 7" (max))	Living/dining 5.6m (max) x 7.5m (18' 3" (max) x 24' 8")
Kitchen 3.0m x 2.7m (9' 10" x 8' 10")	Kitchen 3.7m x 2.9m (12' 1" x 9' 4")	Kitchen 3.7m x 2.9m (12' 1" x 9' 4")	Kitchen 2.8m x 3.3m (9' 1" x 10' 10")	Kitchen 3.4m x 3.8m (max) (11' 3" x 12' 6" (max))
Master bedroom 4.7m x 3.0m (15' 5" x 9' 11")	Master bedroom 3.3m (max) x 4.3m (max) (10' 8" (max) x 14' 2" (max))	Master bedroom 3.3m (max) x 4.3m (max) (10' 8" (max) x 14' 2" (max))	Master bedroom 5.2m (max) x 3.8m (17' (max) x 12' 5")	
Bedroom two 3.3m x 3.2m (10' 11" x 10' 5")	Bedroom two 3.7m (max) x 4.0m (12' 1" (max) x 13')	Bedroom two 3.6m (max) x 4.0m (max) 11' 8" (max) x 13' (max)	Bedroom two 3.6m x 3.1m (12' x 10' 1")	
TOTAL SPACE 93.18m ² (1003sqft)	TOTAL SPACE 95.78m ² (1031sqft)	TOTAL SPACE 95.41m ² (1027sqft)	TOTAL SPACE 90.58m ² (975sqft)	Apt 12 continued page 12

First floor
Apartment 12 (first floor)
Apartments 5-8



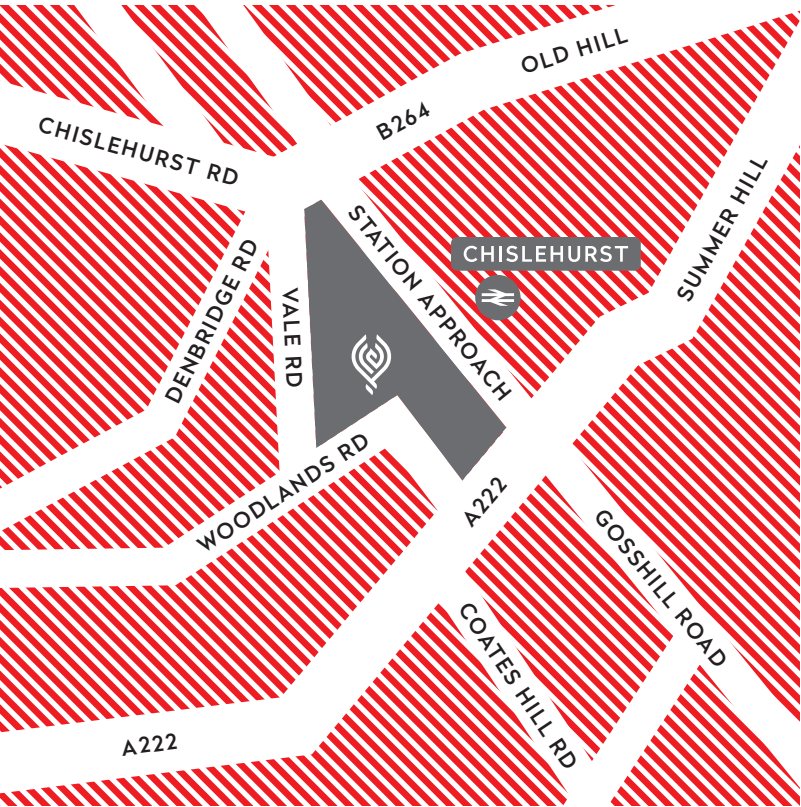
APARTMENT 05	APARTMENT 06	APARTMENT 07	APARTMENT 08	APARTMENT 12
Living/dining 6.1m (max) x 5.5m (20' (max) x 17' 11")	Living/dining 3.8m x 6.3m (12' 5" (max) x 20' 7")	Living/dining 3.8m (max) x 6.4m (12' 5" (max) x 20' 11")	Living/dining 5.6m x 5.4m (max) (18' 6" x 17' 7" (max))	Master bedroom 4.0m (max) x 3.9m (13' 1" (max) x 12' 9")
Kitchen 3.0m x 2.7m (9' 10" x 8' 10")	Kitchen 3.7m x 2.8m (12' 1" x 9' 4")	Kitchen 3.7m x 2.8m (12' 1" x 9' 4")	Kitchen 2.8m x 3.3m (9' 1" x 10' 10")	Bedroom two 2.4m x 5.0m (max) (7' 11" x 16' 6" (max))
Master bedroom 4.7m x 3.0m (15' 5" x 9' 11")	Master bedroom 3.3 (max) x 4.3m (max) (10' 8" (max) x 14' 2" (max))	Master bedroom 3.3m (max) x 4.3m (max) (10' 8" (max) x 14' 2" (max))	Master bedroom 3.7m (max) x 3.8m (17' (max) x 12' 5")	
Bedroom two 3.3m x 3.2m (10' 11" x 10' 5")	Bedroom two 3.7m (max) x 4.0m (12' 1" (max) x 13')	Bedroom two 3.6m (max) x 4.0m (11' 8" (max) x 13')	Bedroom two 3.7m x 3.1m (12' x 10' 1")	
TOTAL SPACE 90.86m ² (978sqft)	TOTAL SPACE 95.78m ² (1031sqft)	TOTAL SPACE 95.41m ² (1027sqft)	TOTAL SPACE 88.26m ² (950sqft)	TOTAL SPACE 95.13m ² (1024sqft)

Penthouse floor
Apartments 9-11



APARTMENT 09	APARTMENT 10	APARTMENT 11
Living/dining 5.5m x 5.5m (17' 11" x 17' 11")	Living 4.5m x 3.8m (14' 10" x 12' 5")	Living/dining 6.3m (min) x 4.0m (20' 7" (min) x 13' 1")
Kitchen 4.4m x 4.2m (14' 7" x 13' 8")	Kitchen 2.7m x 2.9m (8' 10" x 9' 5")	Kitchen 4.0m x 2.2m (13' 1" x 7' 1")
Master bedroom 3.6m x 3.0m (11' 8" x 9' 11")	Dining 6.1m x 3.5m (20' x 11' 5")	Master bedroom 3.1m x 3.8m (10' 3" x 12' 4")
Bedroom two 4.7m (max) x 3.4m (max) (15' 5" (max) x 14' 6" (max))	Master bedroom 4.2m x 3.8m (13' 10" x 12' 4")	Bedroom two 3.5m x 3.0m (11' 7" (max) x 10' (max))
	Bedroom two 3.5m x 3.0m (11' 6" x 10' 1")	
TOTAL SPACE 103.03m ² (1109sqft)	TOTAL SPACE 118.54m ² (1276sqft)	TOTAL SPACE 105.44m ² (1135sqft)

Location



About us

CHARTWELL LAND & NEW HOMES LTD
Chartwell Land & New Homes Ltd is an active residential development company building beautiful homes throughout Surrey, Sussex and Kent. We take pride in every single home we build using the latest construction methods integrating bespoke features and technologies. Our dedicated after care team will be on hand to walk you through the workings of your apartment on the day of completion and are there as a support should you have any questions or queries once you have moved in. All of our apartments come with a 10 year Buildzone builders warranty giving the buyer the peace of mind to relax and enjoy their new home.

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Address:

PHOENIX HOUSE
WOODLANDS ROAD, BR1 2AP
The property is located on the bend (bottom end) of Woodlands Road.



PREVIOUS PROJECTS

Chartwell are a leading residential development company with a unique ability to unlock land and build beautiful homes, everything from ‘one-off’ stunning detached houses to modern multiple apartment and housing schemes.



- CLOCKWISE FROM TOP LEFT
- GRESHAM ROAD, OXTED
Eight luxury apartments
 - ROCKFIELD ROAD, OXTED
Four bed detached house
 - WINDMILL RISE, WARLINGHAM
Five bed detached house
 - OSCAR CLOSE, PURLEY
12 four & five bed homes
 - CHURCH HILL, CATERHAM
12 apartments

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