



MIDAS HOUSE

ORPINGTON • BR6



WELCOME TO MIDAS HOUSE

A collection of 29 beautifully designed one & two bedroom luxury, high specification apartments with a contemporary flair.

Midas House is Ideally located for Orpington's vibrant town centre in London's zone six, with a mainline station providing easy access to the capital in just 15 minutes.

Comfortable suburban living with the City and West End on your doorstep.



INVEST IN YOUR FUTURE

Midas House is within a 10 minute walk of Orpington's mainline station, which provides a short journey time to London's major transport hubs - including London Bridge, Waterloo East, Charing Cross, Cannon Street and Victoria.

The capitals tube network unfolds from London Bridge, whilst the DLR for Canary Wharf can be accessed at Lewisham.

Travelling in the opposite direction, Orpington has a direct service to Sevenoaks, Tunbridge Wells and onto the South Coast.

For those travelling by car, junction 4 of the M25 is a 10 minute drive, giving easy access to Bluewater shopping centre and the Eurostar at Ebbsfleet International.



8
CANARY WHARF



2

BANK



34

VICTORIA

31

CANNON STREET

26

CHARING CROSS

21

WATERLOO EAST

15

LONDON BRIDGE

9

SEVENOAKS



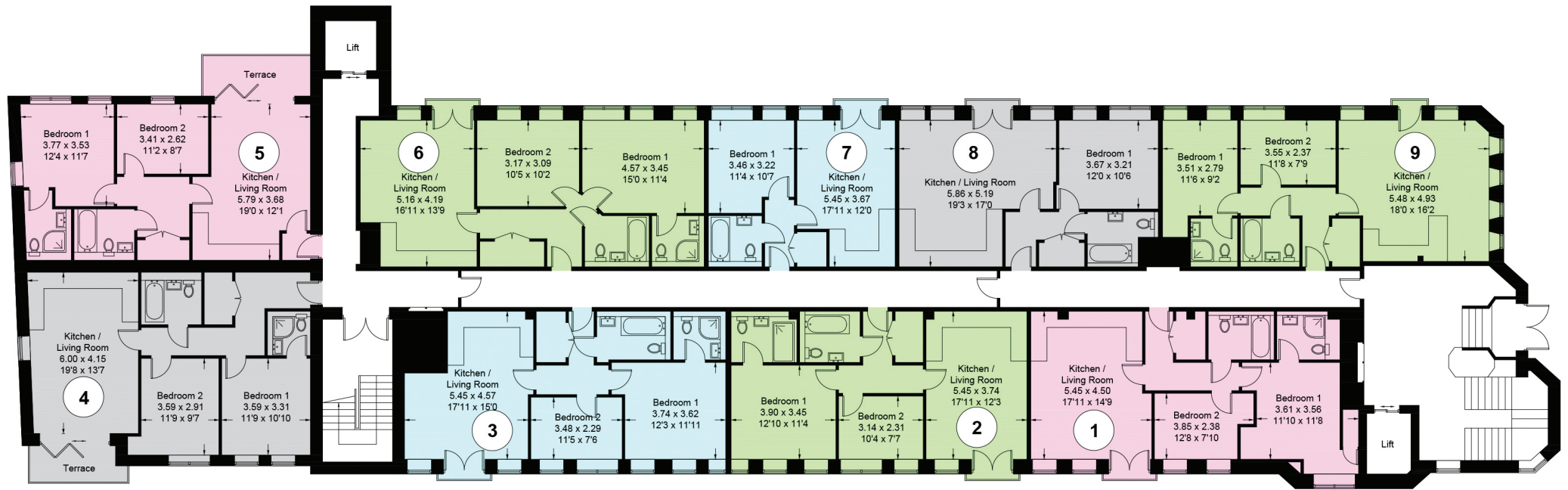
WELCOME TO ORPINGTON

Set within the leafy London Borough of Bromley, Orpington offers a vibrant High Street with an array of shops, restaurants, street cafes, the Walnuts leisure centre, and a seven screen Odeon cinema complex.

Bromley is one of London's greenest Boroughs with many beautiful parks, woodlands, and open spaces. The Kentish countryside is also close to hand.





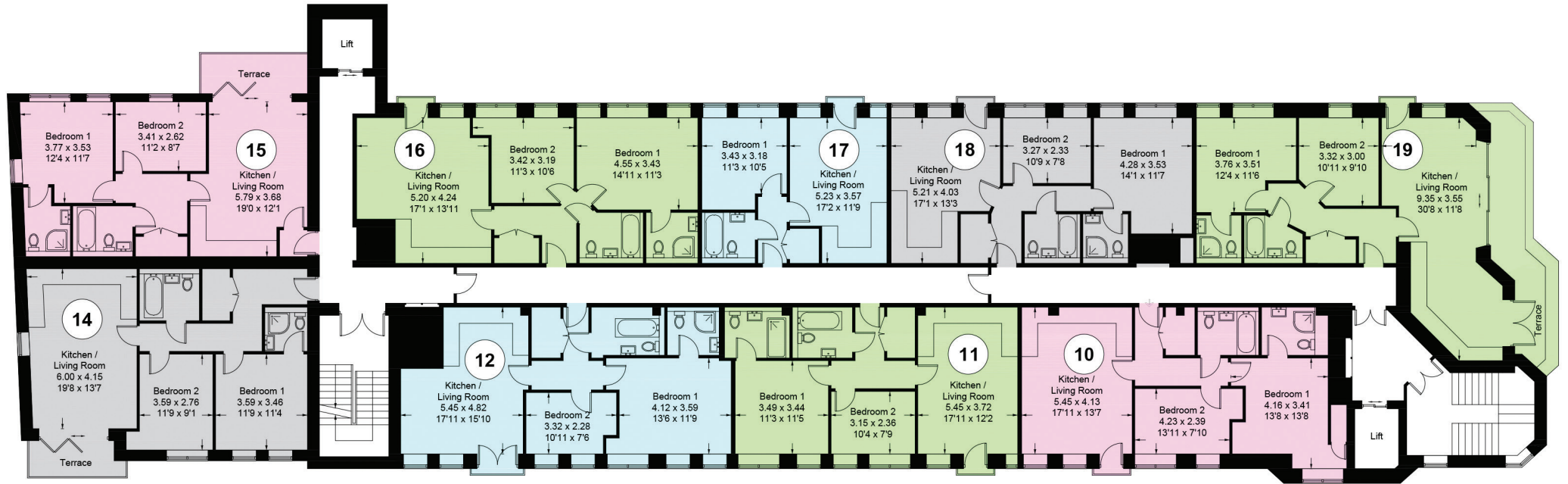


FIRST FLOOR FLOOR

- Apartment 1: 65 sqm / 700 sqft
- Apartment 2: 60 sqm / 646 sqft
- Apartment 3: 63 sqm / 678 sqft
- Apartment 4: 68 sqm / 732 sqft Terrace 5 sqm / 53 sqft
- Apartment 5: 62 sqm / 667 sqft Terrace 6 sqm / 64 sqft

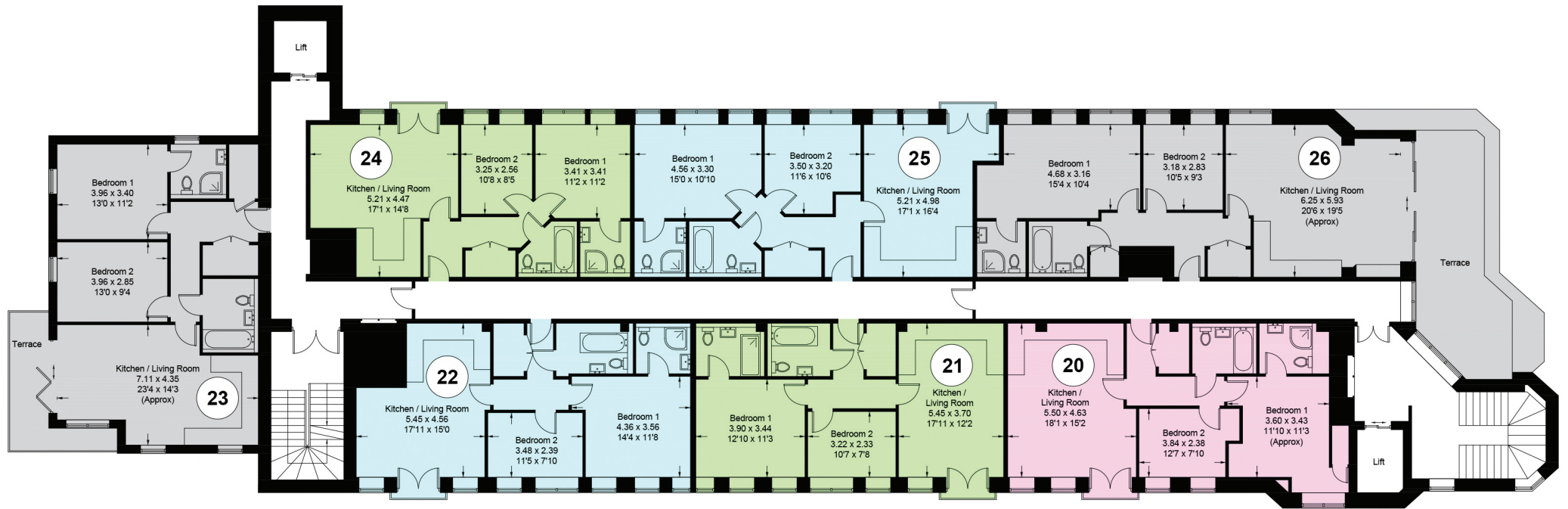
- Apartment 6: 65 sqm / 700 sqft
- Apartment 7: 39 sqm / 420 sqft
- Apartment 8: 53 sqm / 570 sqft
- Apartment 9: 62 sqm / 667 sqft





SECOND FLOOR

- Apartment 10: 65 sqm / 700 sqft
- Apartment 11: 59 sqm / 635 sqft
- Apartment 12: 64 sqm / 689 sqft
- Apartment 14: 68 sqm / 732 sqft Terrace 5 sqm / 53 sqft
- Apartment 15: 62 sqm / 667 sqft Terrace 6 sqm / 64 sqft
- Apartment 16: 65 sqm / 700 sqft
- Apartment 17: 39 sqm / 420 sqft
- Apartment 18: 59 sqm / 635 sqft
- Apartment 19: 70 sqm / 753 sqft Terrace 12 sqm / 129 sqft



THIRD FLOOR

- Apartment 20: 65 sqm / 700 sqft
- Apartment 21: 60 sqm / 646 sqft
- Apartment 22: 63 sqm / 678 sqft
- Apartment 23: 74 sqm / 797 sqft Terrace 9 sqm / 96 sqft
- Apartment 24: 59 sqm / 635 sqft
- Apartment 25: 67 sqm / 721 sqft
- Apartment 26: 79 sqm / 850 sqft Terrace 24 sqm / 258 sqft





TOP FLOOR

Apartment 27: 82 sqm / 883 sqft Terrace 10 sqm / 108 sqft
 Apartment 28: 72 sqm / 775 sqft Terrace 12 sqm / 129 sqft

Apartment 29: 72 sqm / 775 sqft Terrace 12 sqm / 129 sqft
 Apartment 30: 74 sqm / 797 sqft Terrace 11 sqm / 118 sqft

SPECIFICATION

COMMUNAL AREAS

- Stylish communal hallways
- Two lifts giving access to all floors
- Cycle store
- Enclosed gated car park with one allocated parking bay for each apartment

INTERIORS

- Walls & ceilings finished in Dulux Super Matt White
- Skirting & architraves finished in Johnstones Brilliant White Satin wood
- White Oak veneer ladder internal doors
- Premdor Portofino Light Grey security front door
- Oak veneered herringbone parquet engineered flooring in either a Natural or Clay Grey finish to living room/kitchen & hallway
- First Impression Day Dreamer carpet to bedrooms
- Juliet balcony or private terrace

KITCHENS

- Contemporary bespoke kitchen finished in either Urban & Pebble Grey or Cashmere Grey
- Carrara Quartz worktop & splashback
- Stainless Steel under-mounted sink
- Bosch induction hob
- Bosch angled glass filtration hood
- Bosch Pyrolytic 4D hot air oven
- Bosch integrated fridge-freezer
- Bosch integrated dishwasher
- Bosch integrated washer-dryer

BATHROOMS & EN- SUITES

- Designer White sanitaryware with contrasting Chrome fittings
- Straight edge bath with square freeflow filler, shower screen & square shower head
- Wall hung Satin Grey or Oak finish vanity & sink unit with mixer tap
- Wall hung WC with soft close seat
- Quadrant glass shower enclosure with square shower head to en-suites
- Shelving alcove with downlighters
- Heated towel rail
- Porcelanosa floor & wall tiles - Light Grey to the bathrooms & Creama to the en-suites
- Shaver socket

ELECTRICAL & HEATING

- LED white spotlights
- LED perimeter scene lighting
- Vent Axia automated mechanical ventilation system
- Thermosphere glass panel electric radiators
- TV points fitted to the living room & bedrooms
- Built in ceiling speakers
- Communal satellite dish
- BT Open Reach point
- Entryphone system

PEACE OF MIND

- 10-year ICW structural warranty
- 2-year developer defect warranty
- Automated fire sprinkler system
- Mains operated smoke detectors



ADDITIONAL INFORMATION

Midas House, 2 Knoll Rise, Orpington BR6 0EL

Tenure: Brand new 250 year lease with peppercorn ground rent.

Service Charge: Calculated on a per sq.ft basis.

EPC: Projected Band C.

Completion: The development is being sold off plan with an estimated completion date scheduled for Quarter One 2023.

Help To Buy: The London Help To Buy scheme is available at Midas House meaning you can purchase with just a 5% deposit. The Government will loan up to 40% of the purchase price, interest free for the first five years. Please speak to a sales advisor to see if you are eligible. The scheme is coming to an end with a closing date for applications to be submitted by 31st October 2022 and completion by 31st March 2023.

Reservation: A £500.00 reservation fee is required to proceed with a purchase. Exchange of contracts is then required within 28 days. Completion will be subject to 10 working days' notice. Purchasers are required to provide mortgage agreements, identification, proof of address and deposit.

Mortgages: Please consider the expiry date of your mortgage offer with the above time frames in mind when you make your application.

These details are for general guidance only and do not constitute an offer or contract. The developer reserves the right to alter any specifications and floor plans without prior notice.

Interiors and images of the development are computer generated and precise details may vary.

Dimensions are approximate and calculated at the widest point.
Floor areas are within a tolerance of 3%.

Journey times and distances are approximate.





A DEVELOPMENT BY



SELLING AGENTS



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