

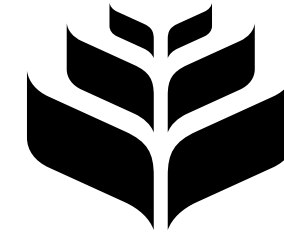


PAMPHILON HOUSE

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B R O M L E Y

196 HIGH STREET, BROMLEY BR1 1HE



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A DEVELOPMENT BY  
**SABLE PARTNERS**

Sinclair  Hammelton

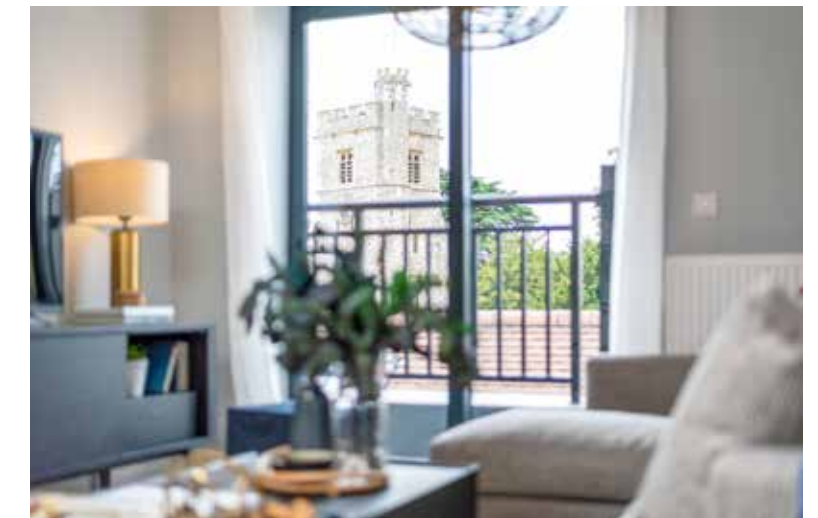




**Pamphilon House** is a unique collection of nine 1 and 2 bedroom interior designed apartments, set within a historic period building and a state-of-the-art contemporary extension. Each generously proportioned home has been finished to the highest specification, featuring a mix of shared and private outdoor terraces and a host of environmentally friendly initiatives.

Set within Bromley's conservation area, the site has enjoyed a long historical connection with the town dating from Georgian times. In 1775, an esteemed wine merchant called George Pamphilon established premises here within a traditional Kentish weatherboard property. As sole agents for importing the famous Champagnes of Louis Pamphilon from the Epernay region of France, fine wines and cognac and Pilsner ales from Germany, its reputation grew quickly.

George Pamphilon rebuilt and expanded the premises in 1876 to include a courtyard and stables to the rear and re-faced the frontage with white stone that has been preserved today. During the 20th century Pamphilon House traded as a second wine merchant before becoming a public house and then a wine bar. Now it is to include a collection of contemporary homes that retain its past heritage within a 21st century setting for the next generation to enjoy.









# EXPLORING BROMLEY

## SUPERB SHOPPING

Pamphilon House's town centre location is unrivalled. Set within the conservation area and its eclectic shops, Picture House Cinema and independent restaurants feature a range of international cuisines from Indian and Spanish to Thai and Mexican. The development is also minutes from The Glades, the highly regarded regional shopping centre with leading stores from Zara, Whistles, Hobbs and The White Company to the Apple Store and Marks & Spencer, enticing shoppers of all ages. Bromley Market held on Thursday, Friday and Saturday sells fresh fish, vegetables, fruit and flowers as well as a growing number of street food stalls.



## WELL CONNECTED

Bromley South station is approximately 0.4 miles walking distance away, and offers direct trains to London Victoria in just 18 minutes and London Blackfriars in 35 minutes with easy onward tube journeys to the West End, Kensington and the City. Through trains also run to Kings Cross in around 40 minutes via Farringdon where passengers will be able to access Crossrail. Bromley North station is approximately 0.4 miles walk away, and offers fast trains to London Bridge in 28 minutes. Numerous buses also serve the local area. Bromley is linked to the M25 via the A21 and Gatwick is 25 miles away via the M23, Heathrow 38 miles via M25.

## FRESH AIR & WELLBEING

Within a minute's walk is the picturesque Bromley Park and Church House Gardens with its stunning views of Shortlands Valley and beyond, children's playground, skate park and tennis courts. Glassmill Lane leads to the riverside Queensmead Park offering further options for outdoor recreation and wellbeing.

## CULTURAL ATTRACTIONS

The Churchill Theatre is at the heart of Bromley showcasing West End plays, musicals and a comedy club. The vibrant Bromley Little Theatre was established in 1938, presenting new and traditional plays, while The Vue Cinema is the place to see the latest blockbusters. The Barrel & Horn, Shortlands Tavern and The Railway pub are popular venues for live music.

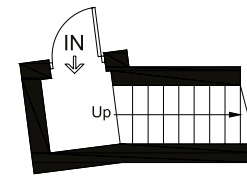
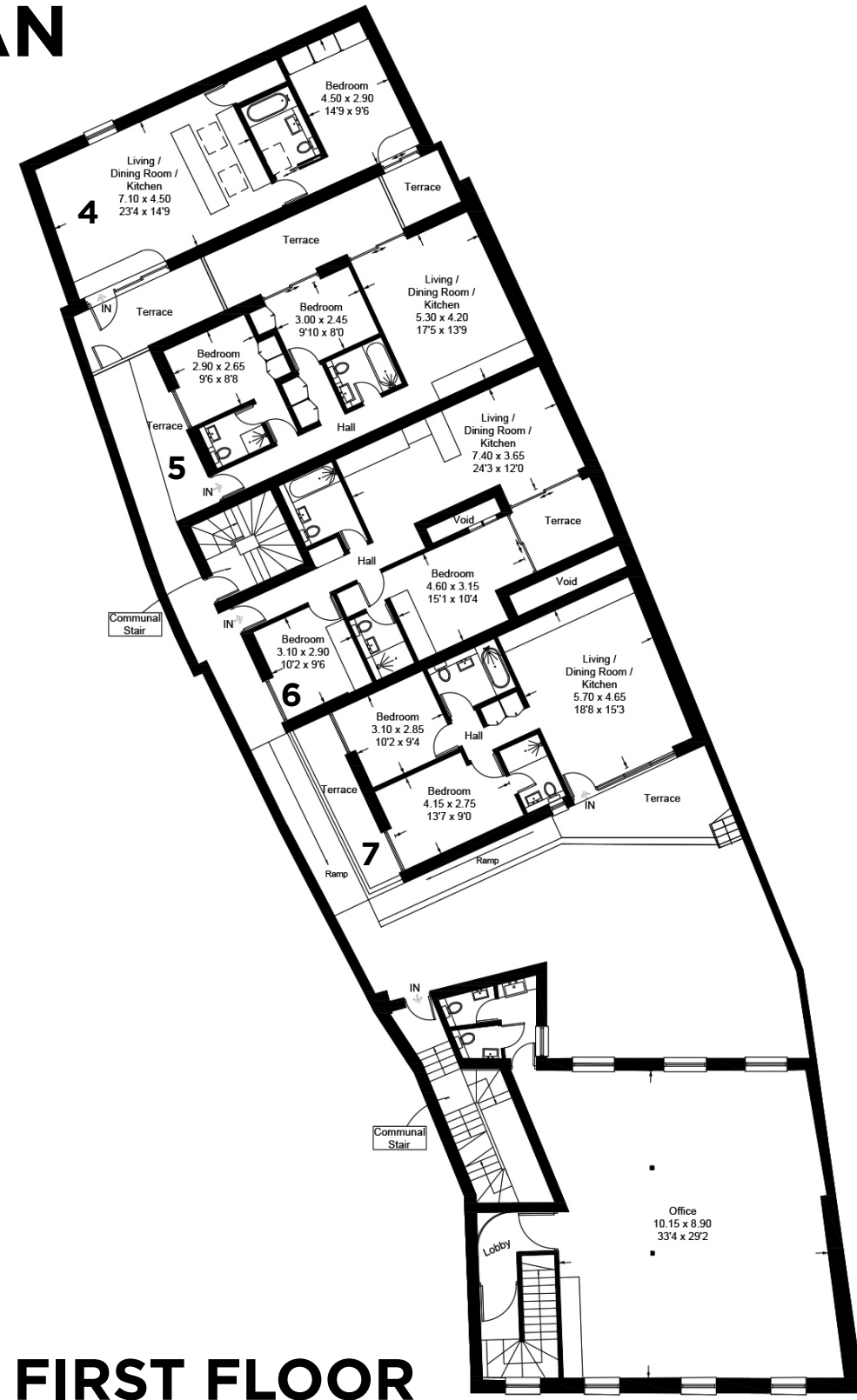
## SPORTING FACILITIES

A number of renowned golf courses are within easy reach including Shortlands and Beckenham Place Park Golf Clubs. Gyms and indoor swimming pools can be found at The Pavilions in the town centre and close by at Nuffield Health Fitness & Wellbeing. Bromley Lawn Tennis and Squash Club is within walking distance at Bromley South.

## EDUCATION EXCELLENCE

Bromley enjoys a wide range of outstanding nurseries, primary and secondary schools from both the state and independent sectors. The Valley Primary, Harris Shortlands and St Mark's Primary schools are all within walking distance and Bishop Challoner is the nearest private co-ed school at Shortlands covering both primary and secondary education.

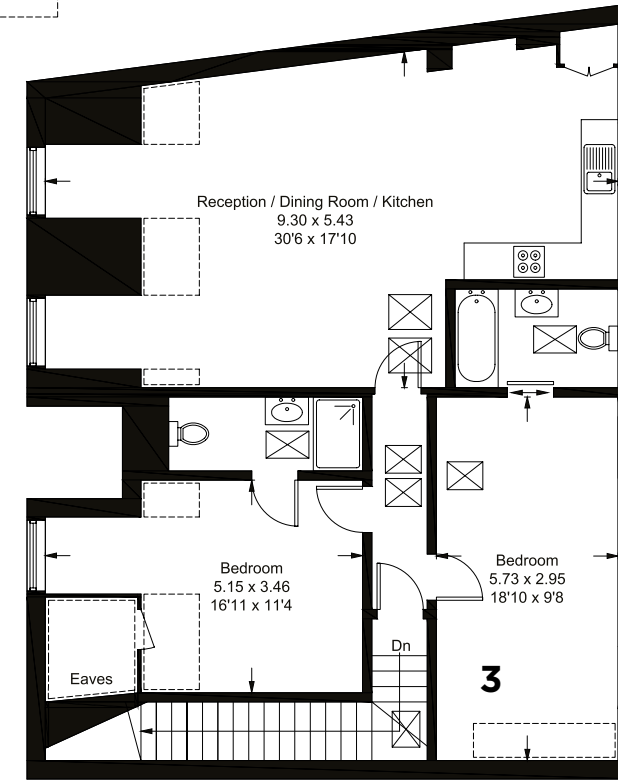
# SITE PLAN



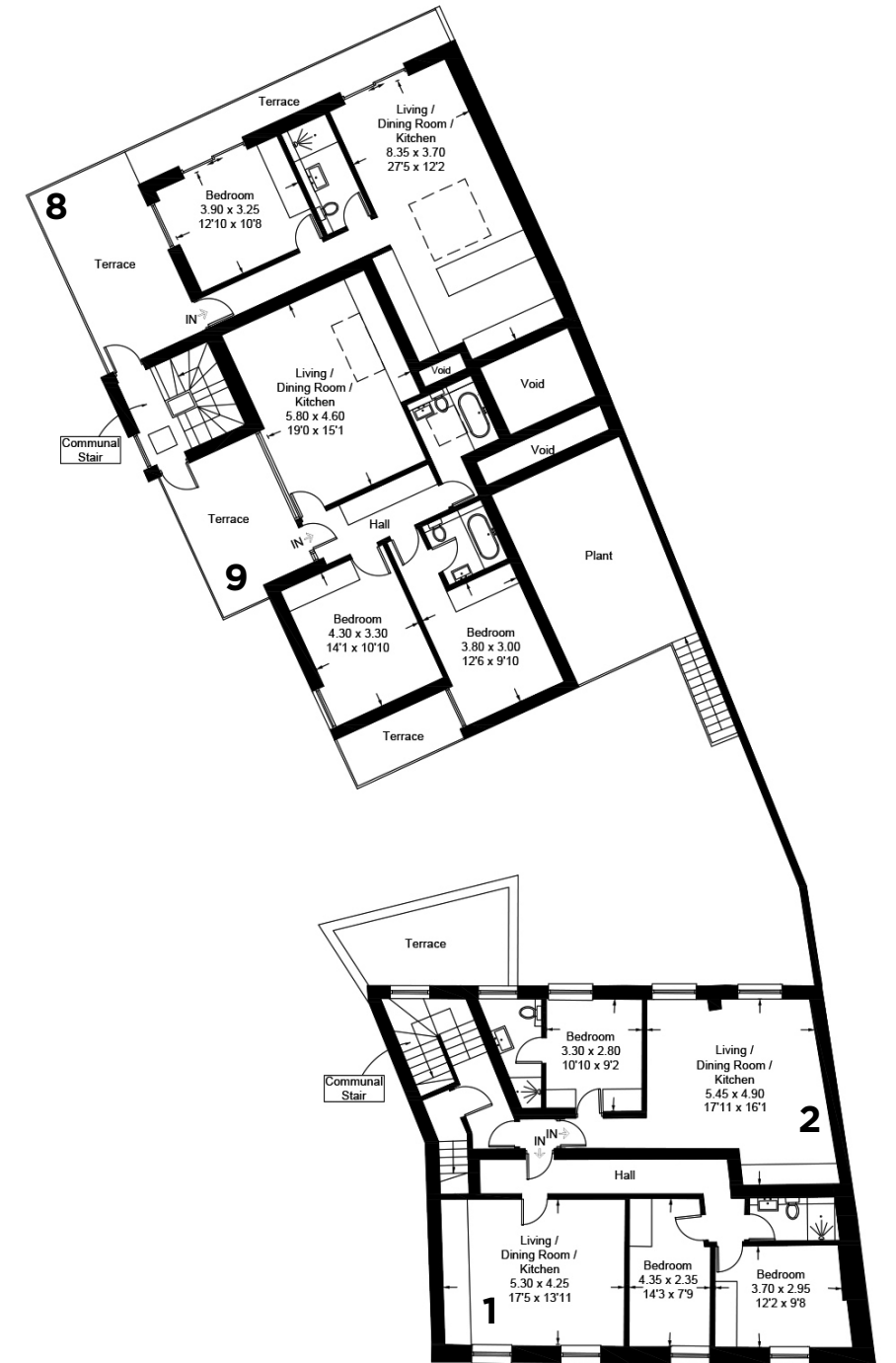
Second Floor

# SECOND FLOOR

= Reduced headroom below 1.5m / 5'0



# THIRD FLOOR

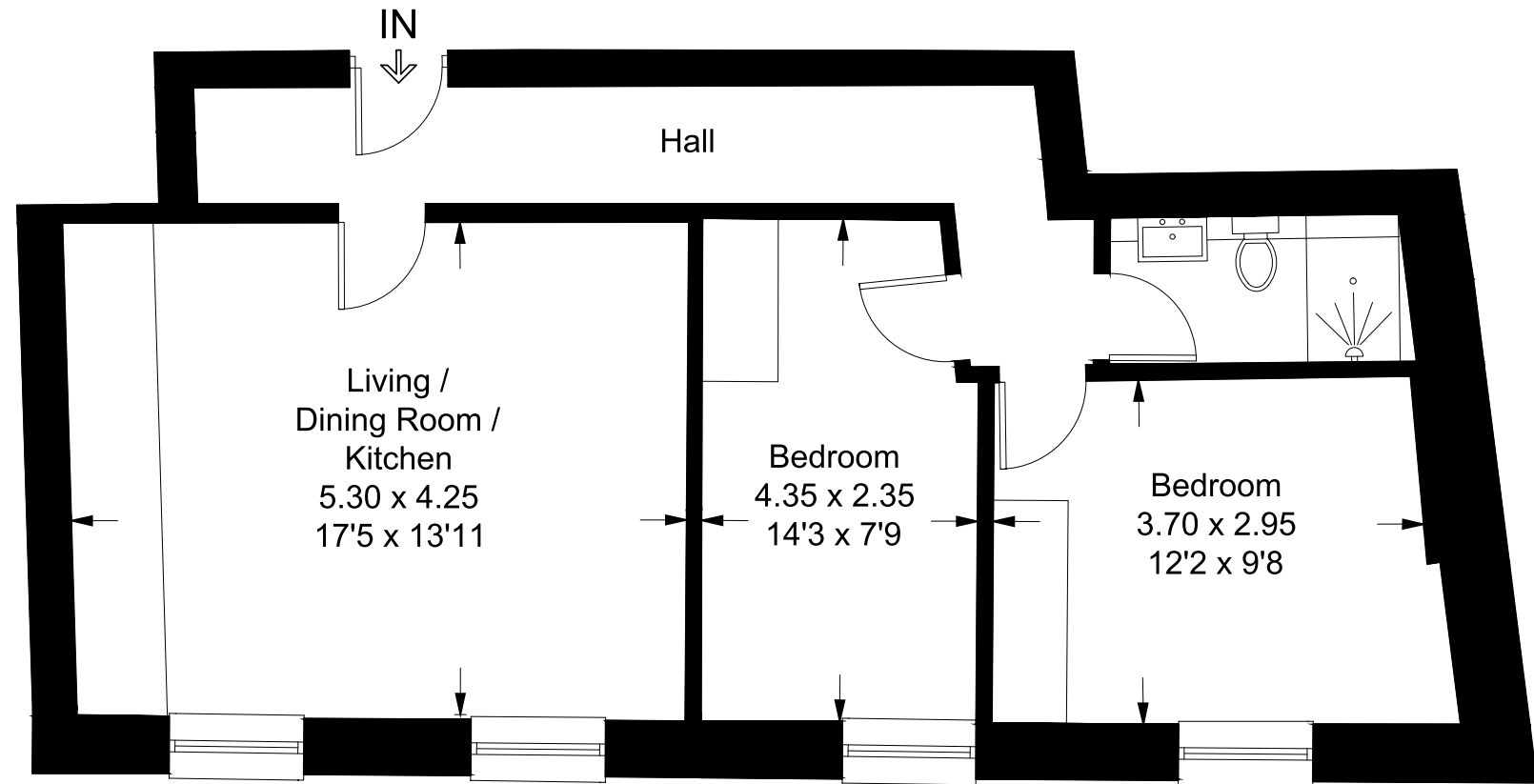


This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Produced by Planpix on behalf of Sinclair Hammelton (ID726844)



# APARTMENT 1

Approximate Gross Internal Area = 59.1 sq m / 636 sq ft



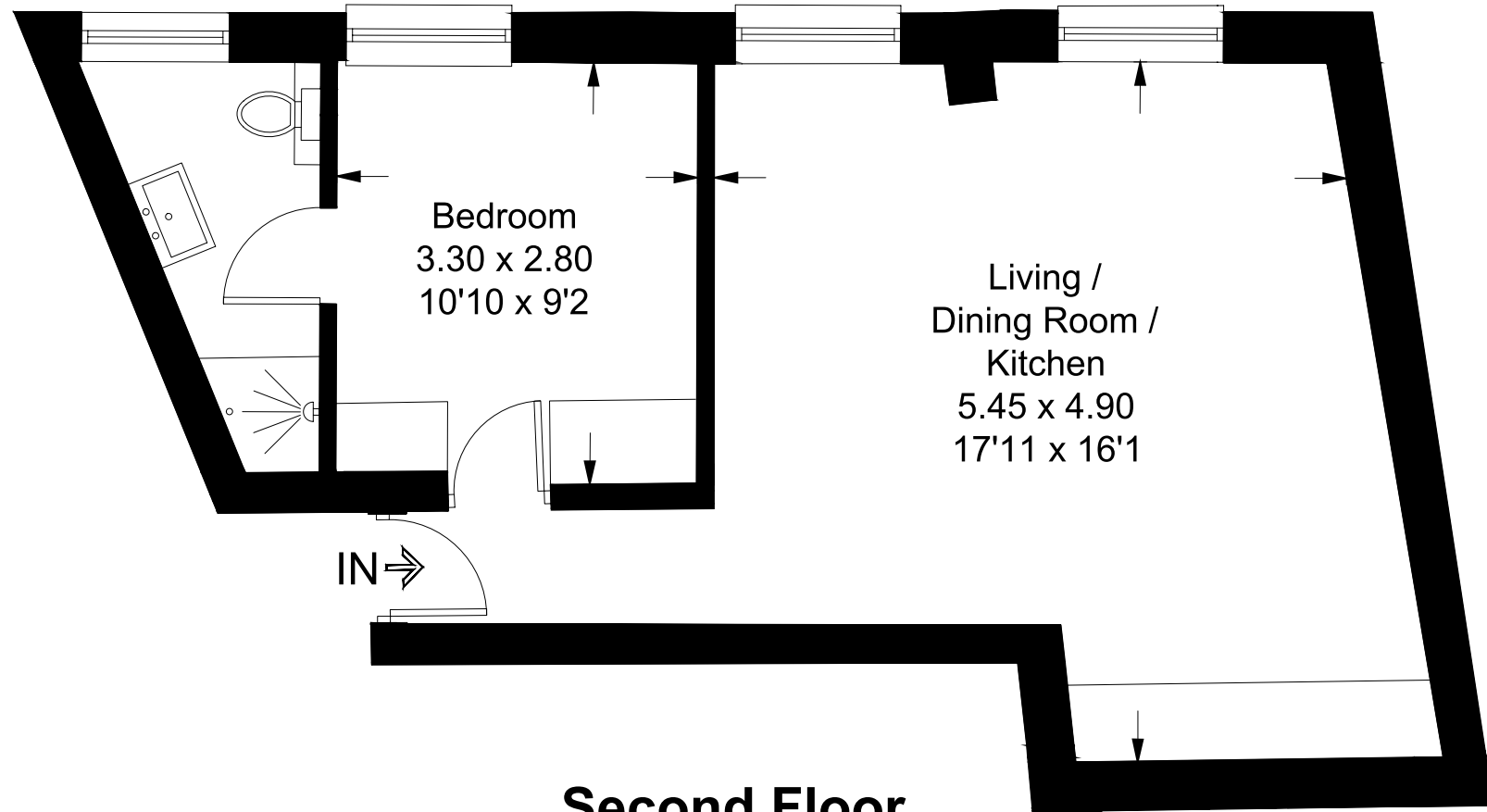
## Second Floor

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Produced by Planpix on behalf of Sinclair Hammelton (ID726588)



# APARTMENT 2

Approximate Gross Internal Area = 42.2 sq m / 454 sq ft



## Second Floor


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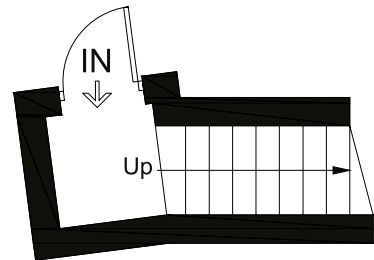




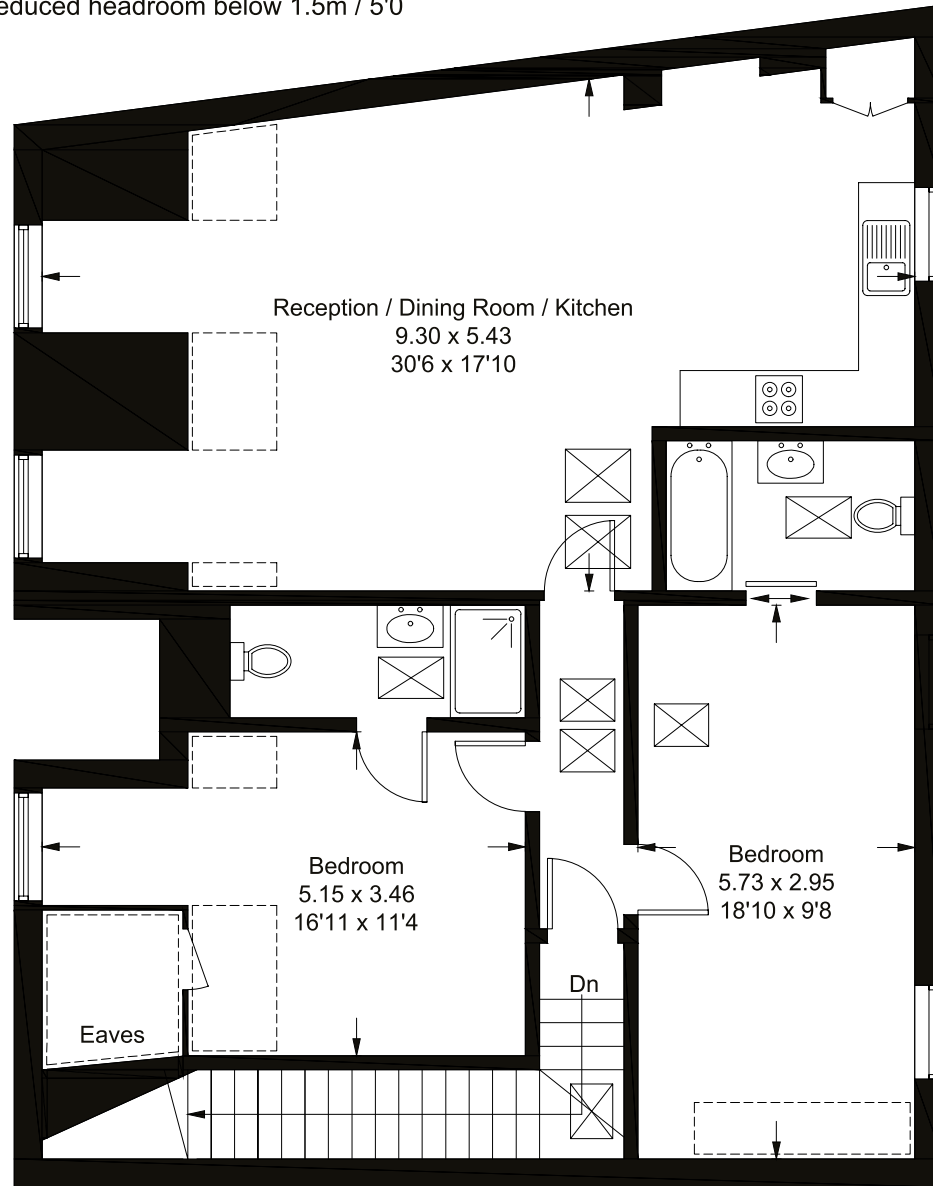
# APARTMENT 3

Approximate Gross Internal Area = 101.4 sq m / 1091 sq ft

 = Reduced headroom below 1.5m / 5'0



Second Floor



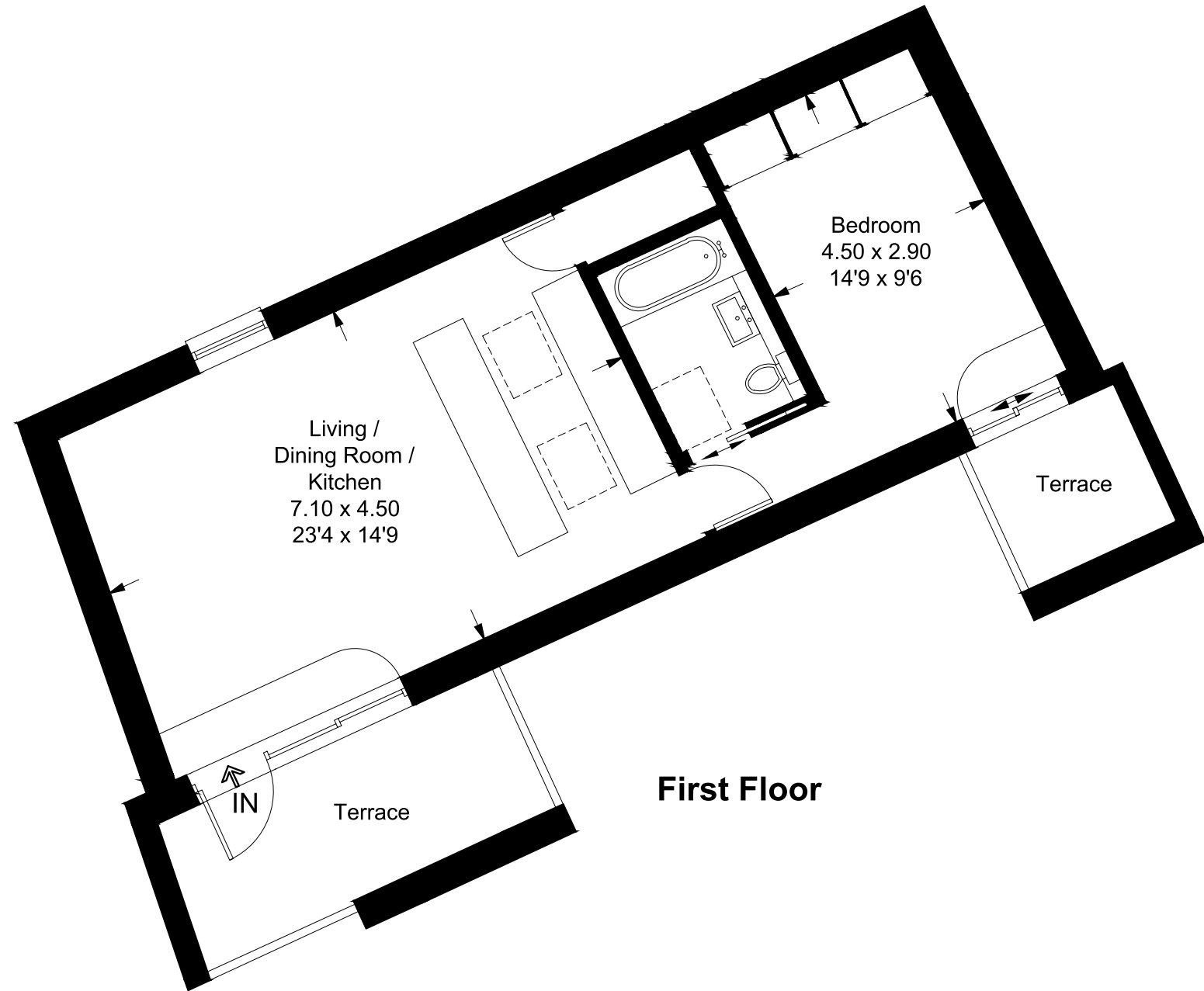
Top Floor

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# APARTMENT 4

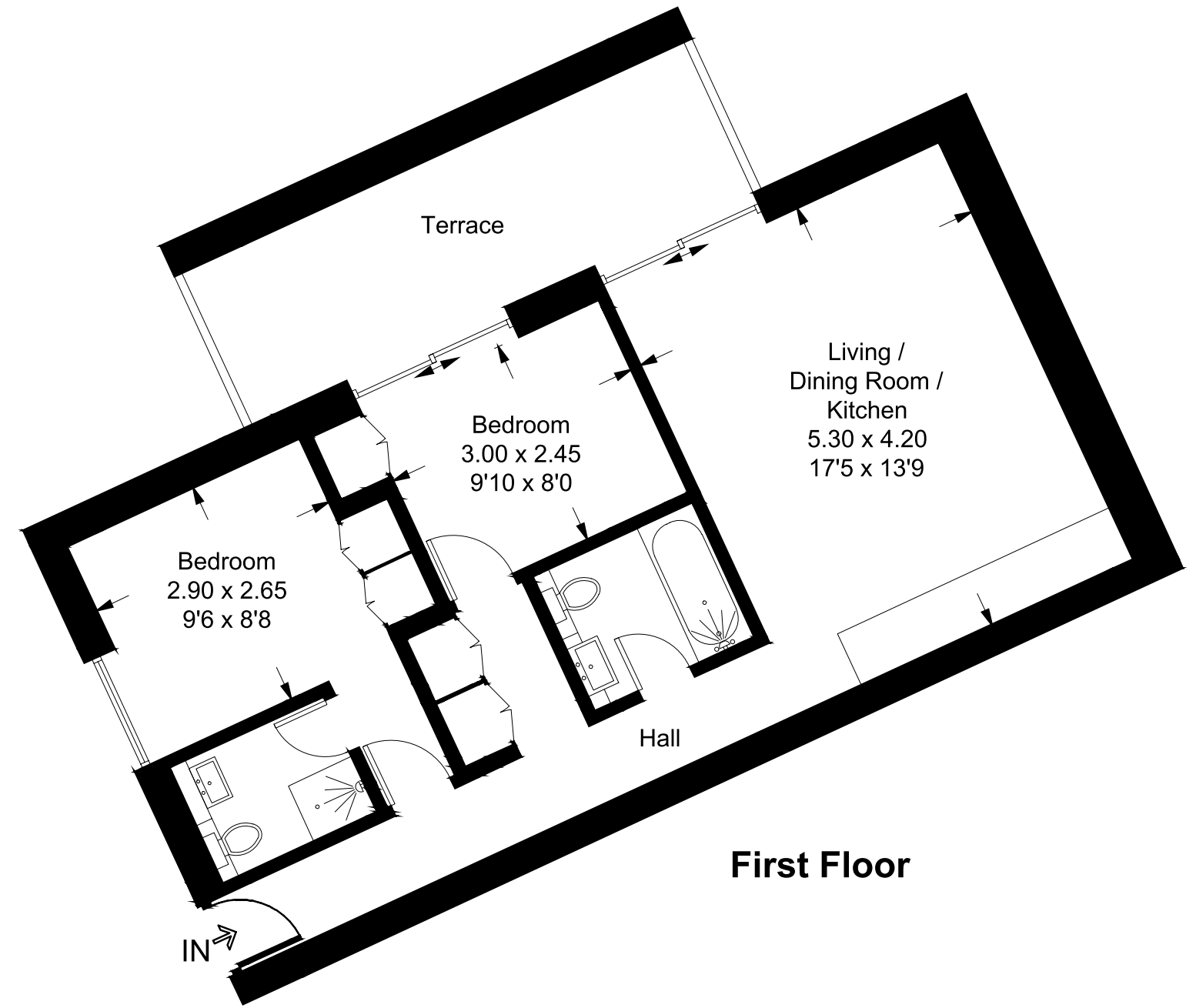
Approximate Gross Internal Area = 55.3 sq m / 595 sq ft



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Produced by Planpix on behalf of Sinclair Hammelton (ID726835)

# APARTMENT 5

Approximate Gross Internal Area = 59.4 sq m / 639 sq ft



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# APARTMENT 6

Approximate Gross Internal Area = 65.4 sq m / 704 sq ft  
(Excluding Void)

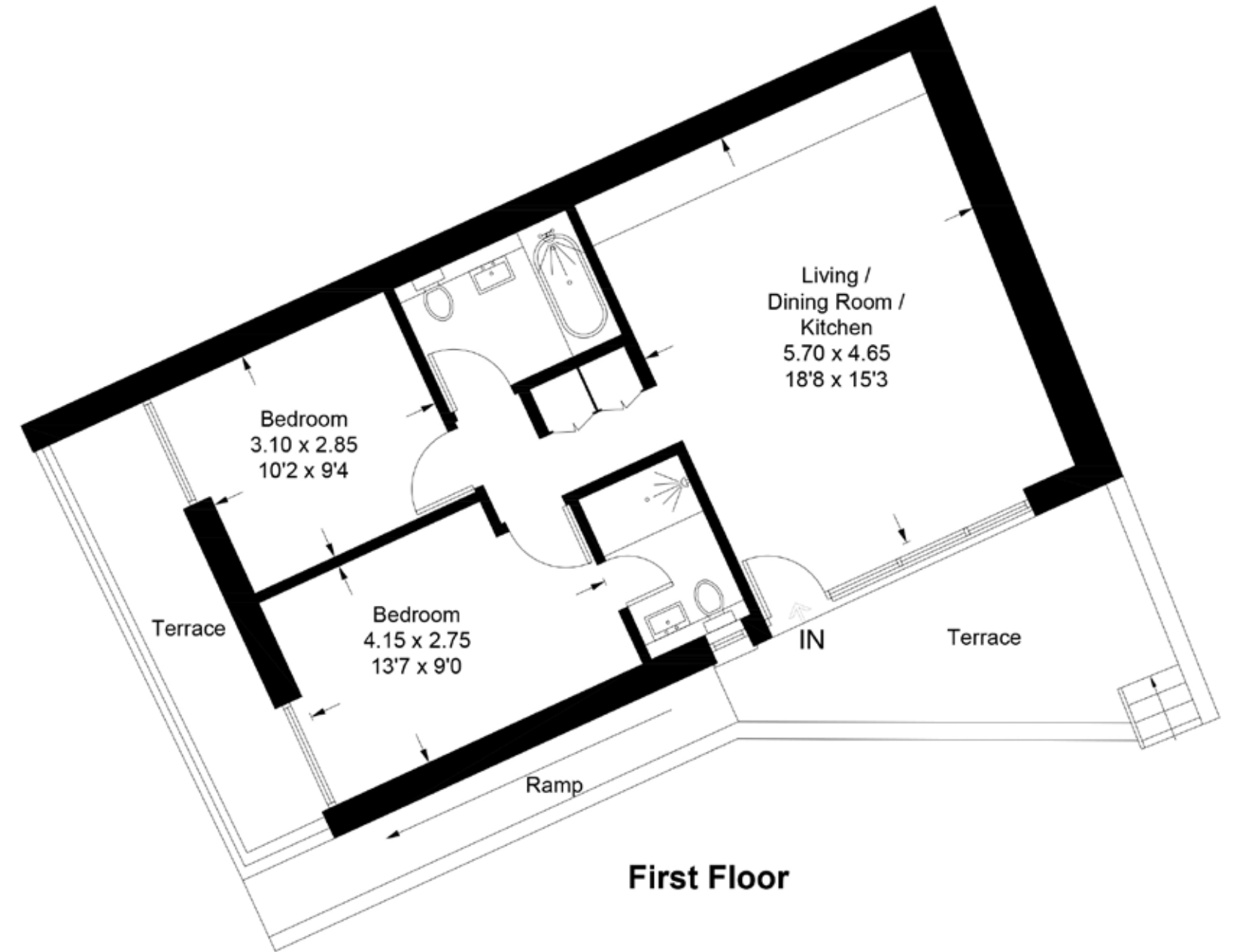


**First Floor**

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# APARTMENT 7

Approximate Gross Internal Area = 60.8 sq m / 654 sq ft

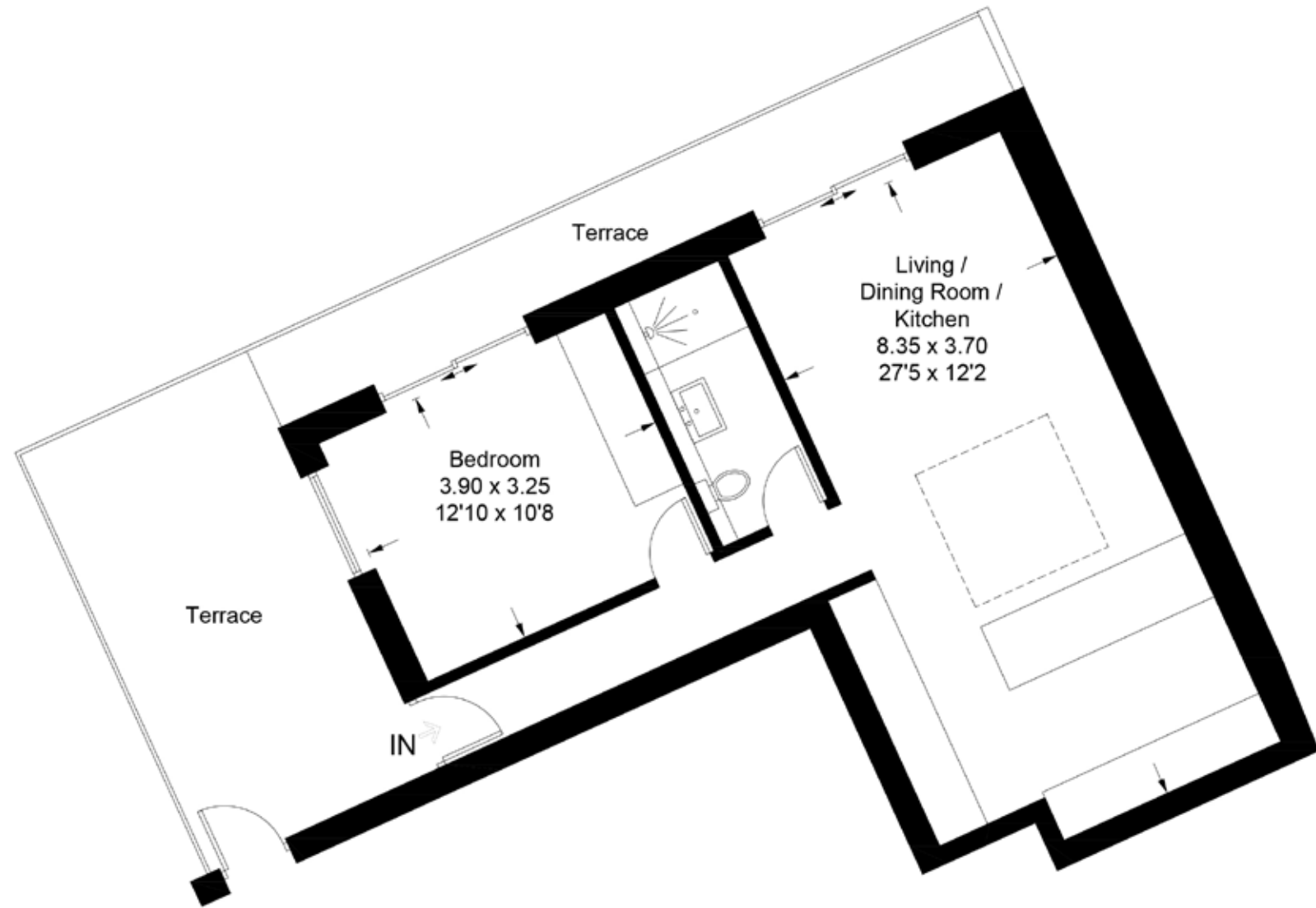


**First Floor**

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Produced by Planpix on behalf of Sinclair Hammelton (ID726839)

# APARTMENT 8

Approximate Gross Internal Area = 57.8 sq m / 622 sq ft

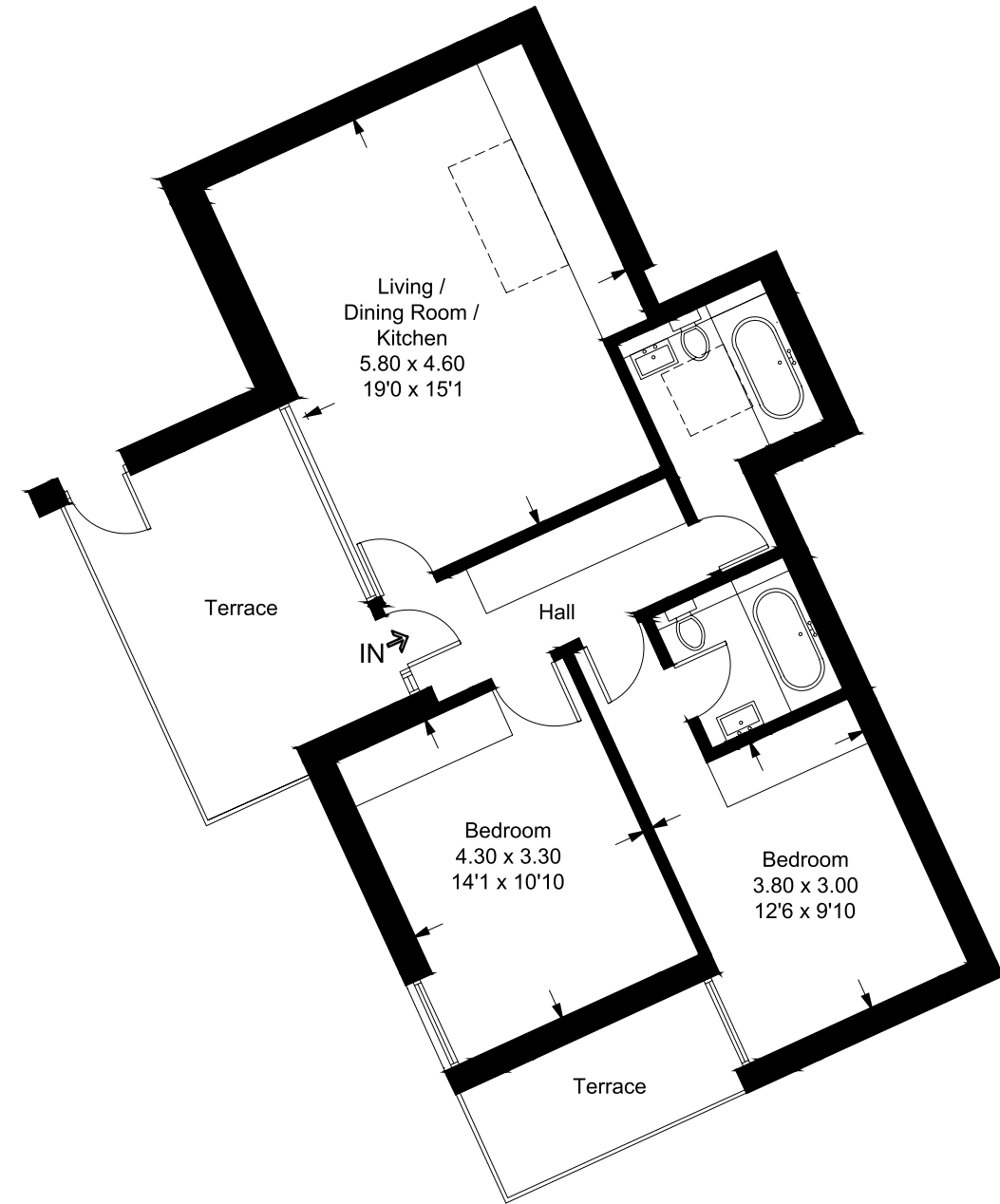


## Second Floor

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# APARTMENT 9

Approximate Gross Internal Area = 71.5 sq m / 770 sq ft



## Second Floor

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Produced by Planpix on behalf of Sinclair Hammelton (ID726841)



# SPECIFICATION

## INTERIOR FINISHES

- Interior designed
- Fully furnished (items available for purchase)
- Unique room configurations in all flats
- Abundance of light throughout
- New wooden double glazed sash windows in front period building
- Large format double glazed contemporary windows in rear building
- Wooden flooring throughout reception rooms and halls
- Walnut finished front doors and architrave

## KITCHEN

- Stylish H.K. Creations integrated units
- 3 varying kitchen styles
- Zanussi integrated appliances including Oven, Induction Hob, Fridge/Freezer, and Dishwasher
- Zanussi Stainless steel Chimney Extractor
- Zanussi integrated or freestanding Washer/Driers
- Fitted Quartz or granite worktops
- Polished Chrome handles and taps

## BATHROOMS

- Multiple tile schemes including metro, large format, brick, ceramic, geometric, and 'Tutti Frutti' tiles
- Fitted designer mirrors
- High quality wall mounted shower controls
- Polished Chrome taps and mixers
- Ladder style polished Chrome towel rail

# SPECIFICATION

## HEATING AND HOT WATER

- Renewable energy technology including Air Source Heat Pumps in rear block
- Highly efficient app-controlled electric radiators
- Low energy bills
- No gas boilers
- Green sedum roof and bird nesting boxes

## ELECTRICAL

- Designer ceiling and wall lights
- Low voltage LED ceiling spots
- Slim profile wall sockets with USB charging
- Video phone entry system

## EXTERNAL FEATURES AND SERVICES

- Shared communal roof terrace and private terraces
- Free 2 year car club membership
- Bike storage for all flats
- Residents 'The Artful Duke' Loyalty Card
- ICW 10 year structural defects insurance policy
- Comprehensive noise mitigation solution

## TENURE

- Leasehold - 125 years



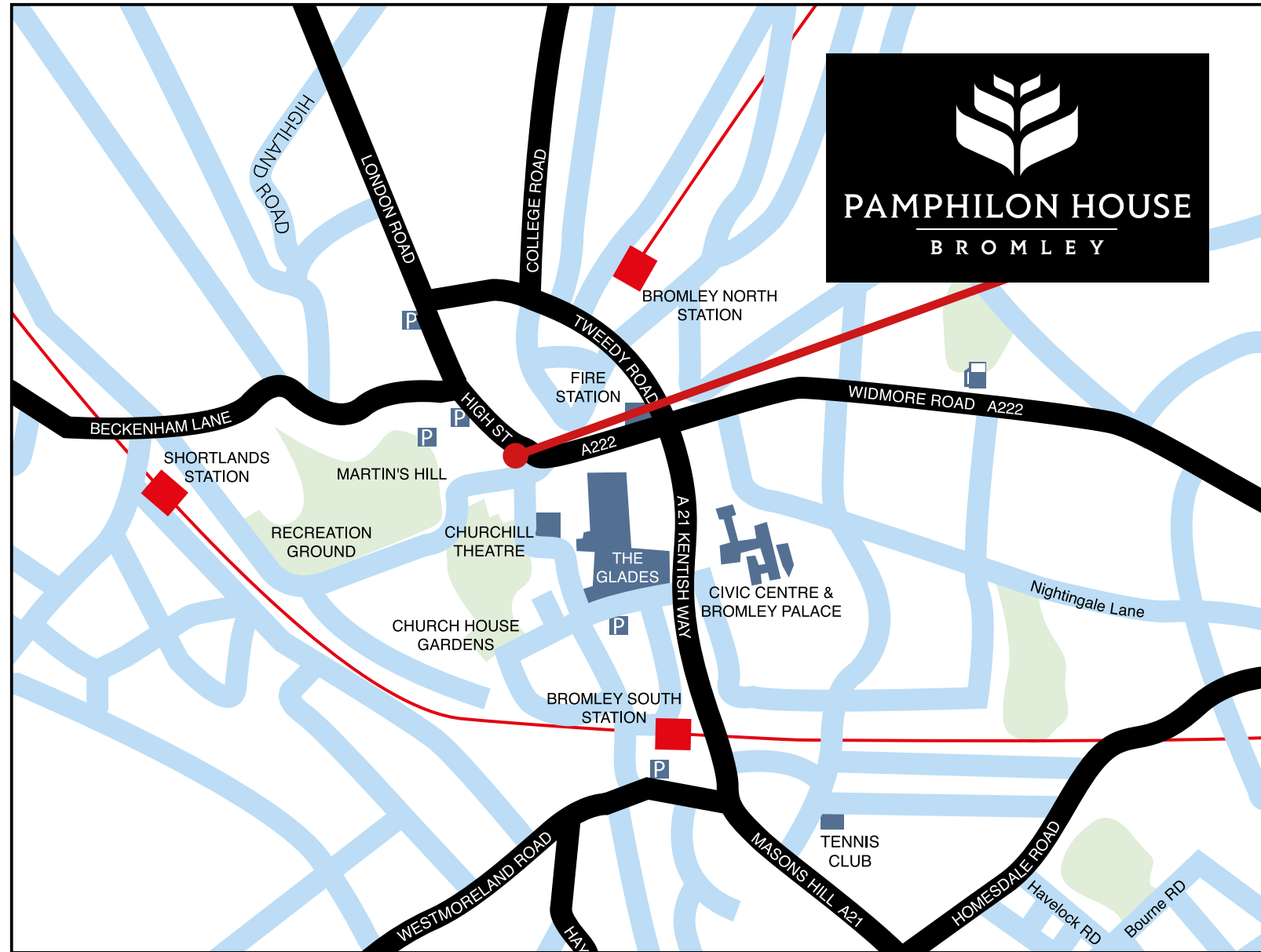












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