







Tucked away behind the exclusive Royal Parade shops we find this beautifully presented Victorian house occupying an enviable position with views over the common.

The accommodation is arranged over four floors and features a lower ground floor level comprising a large reception room and a kitchen fitted with a range of wall and base units with some integral appliances, a ground floor housing a generously proportioned lounge, a first floor with a spacious double bedroom and a large remodelled contemporary wet room with original roll top bath and twin basins. The third floor has another two ample bedrooms and an ensuite shower room fitted with a modern white suite.

To the rear is a low maintenance courtyard garden with a pleasant southerly aspect.

The location is excellent being adjacent to the local shops and restaurants of Royal Parade. Various buses including the night bus to central London are a couple of minutes walk away and Chislehurst station is a mile distant.

There is a good choice of excellent state and private schools within the vicinity as well as vast tracks of open and National Trust land.





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

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(82-100) <b>A</b>	
(61-81) <b>B</b>	
(49-60) <b>C</b>	
(35-48) <b>D</b>	
(21-34) <b>E</b>	
(11-20) <b>F</b>	
(1-10) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	EU Directive 2002/91/EC
England & Wales	



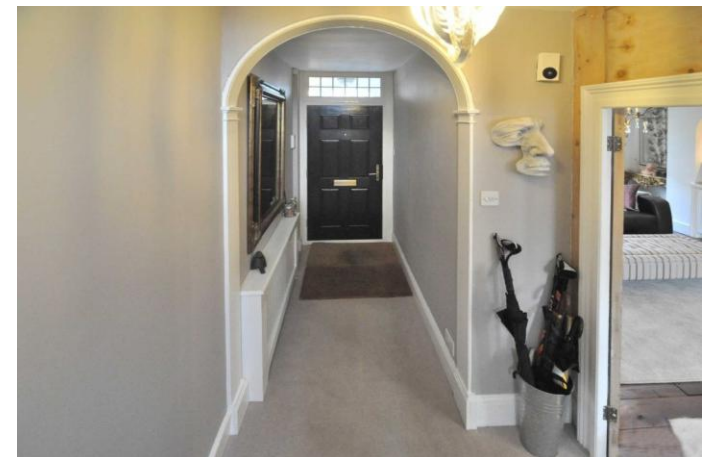
Please refer to

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[www.jdmestateagents.com](http://www.jdmestateagents.com)

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to view our full area guides



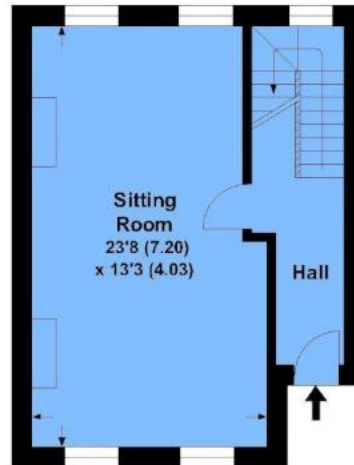
# Church Row

APPROX. GROSS INTERNAL FLOOR AREA

1799.36 SQFT / 167.16 SQM



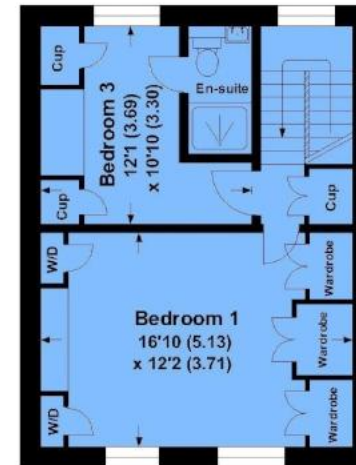
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

This is for guidance only, not to scale and must not be relied upon as a statement of fact.  
Attention is drawn to the notice on these particulars.

