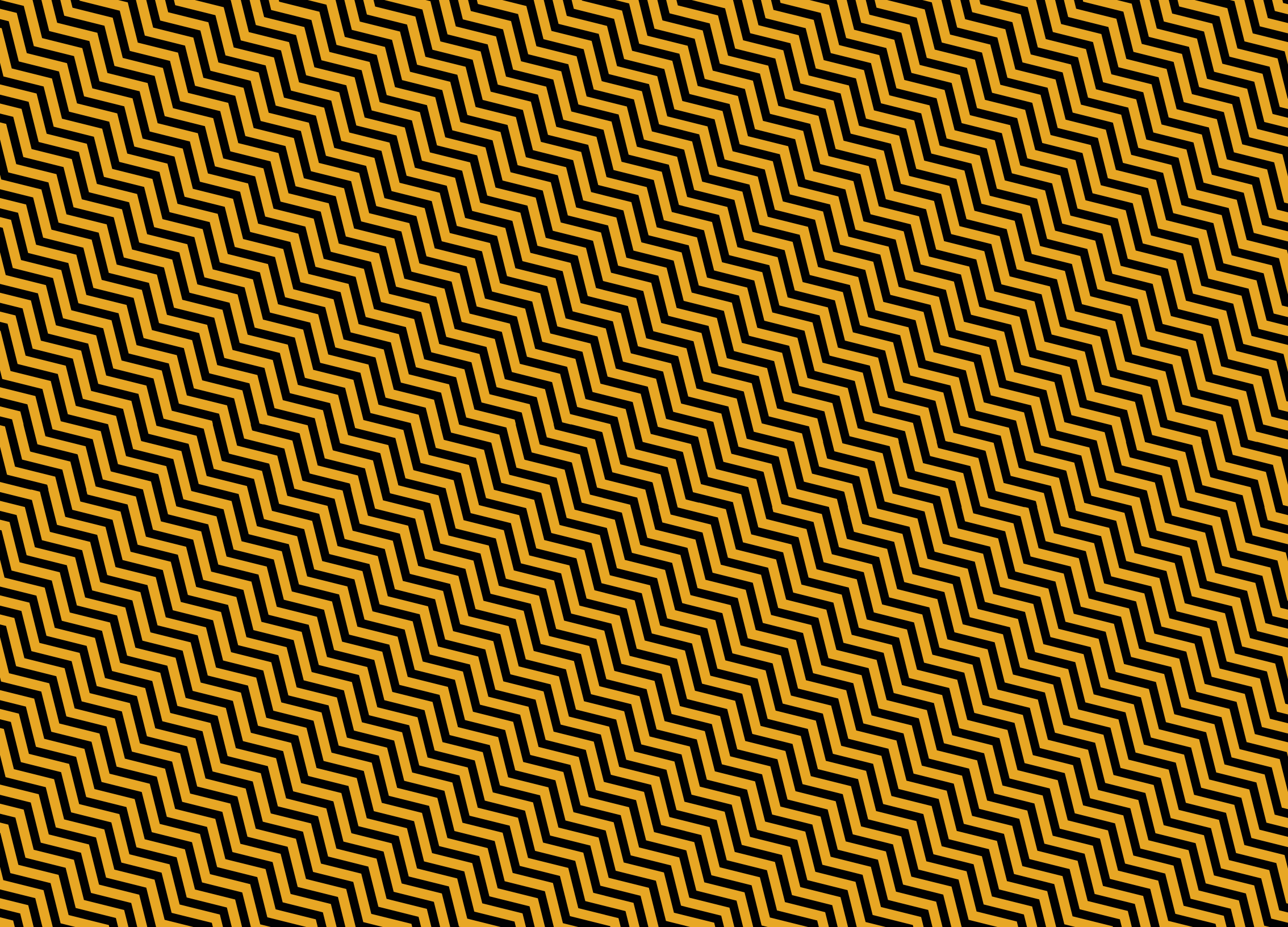


The logo for West House Orpington is centered on a black rectangular background. It features a stylized white 'W' icon on the left, followed by the text 'WEST HOUSE' on the top line and 'ORPINGTON' on the bottom line, both in a white, bold, sans-serif font.

**WEST HOUSE**  
**ORPINGTON**





## WELCOME TO WEST HOUSE

A collection of twenty 1-bedroom apartments, ideally located on Orpington High Street in London's Zone 6. Close to the bustling town centre, an array of shops and retail activities and a short walk to the train station providing access to London in 15 minutes. Cool, contemporary homes with everything you need on your doorstep.





## LOCATION

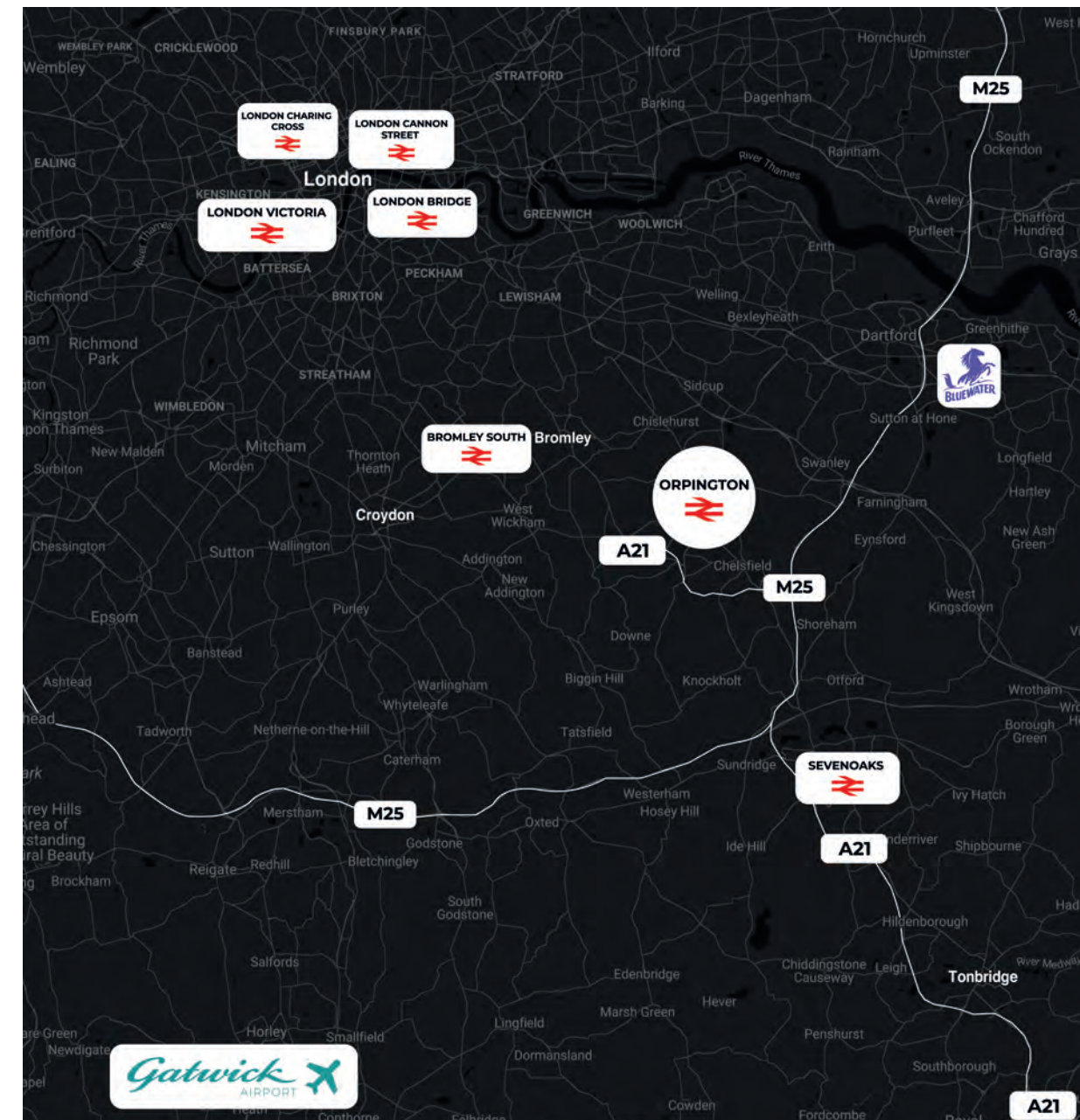
Orpington is located just 13 miles south-east of Central London and on the outskirts of north Kent. Sitting within London's zone 6, it has access to fantastic transport links via train, car and bus and has plenty to offer in terms local amenities.





# CONNECTIVITY

West House is located just one mile from Orpington train station, which offers fast and frequent services into Central London, including London Bridge in 15 minutes. Bromley South, just 5 miles away, also offers an excellent service into London with Victoria in just 18 minutes. Local towns of Sevenoaks and Tonbridge are also in easy reach by train or road, and frequent bus services from the High Street as well as easy access to the A21 and M25 motorway provides connectivity to London, Kent and beyond.



## TRAIN

- London Bridge – 15 mins
- London Charing Cross – 25 mins
- London Cannon Street – 32 mins
- London Victoria – 39 mins
- Sevenoaks – 9 mins
- Bromley South – 10 mins

## CAR

- A21 – 2.1 miles
- M25, jct 4 – 5 miles
- Bluewater – 13.3 miles
- Gatwick Airport – 28.8 miles

## WALK

- The Walnuts - 0.3 Miles
- Priory Gardens – 0.1 miles
- Tesco – 0.6 miles
- Orpington train station – 1 mile

\*Timings and distances taken from [nationalrail.co.uk](http://nationalrail.co.uk) and [google.co.uk/maps](http://google.co.uk/maps)



## SHOPS & RETAIL

West House is situated at the very heart of Orpington, on the High Street, which is also home to a selection of high street shops, restaurants and cafes, and entertainment options. Currently undergoing a regeneration, The Walnuts centre provides an exciting selection of new retail opportunities to experience. Nugent Shopping Park is also nearby and Bluewater Shopping Centre, with over 300 stores and designer brands, is just a 20-minute drive away. The nearby town of Bromley also hosts an array of shopping and eatery options, with the The Glades Shopping Centre just 5 miles away and the High Street also home to the Churchill Theatre and Church House Gardens. With West House situated within easy reach of Orpington train station, it couldn't be easier to hop on the train into London's West End for the ultimate shopping experience.



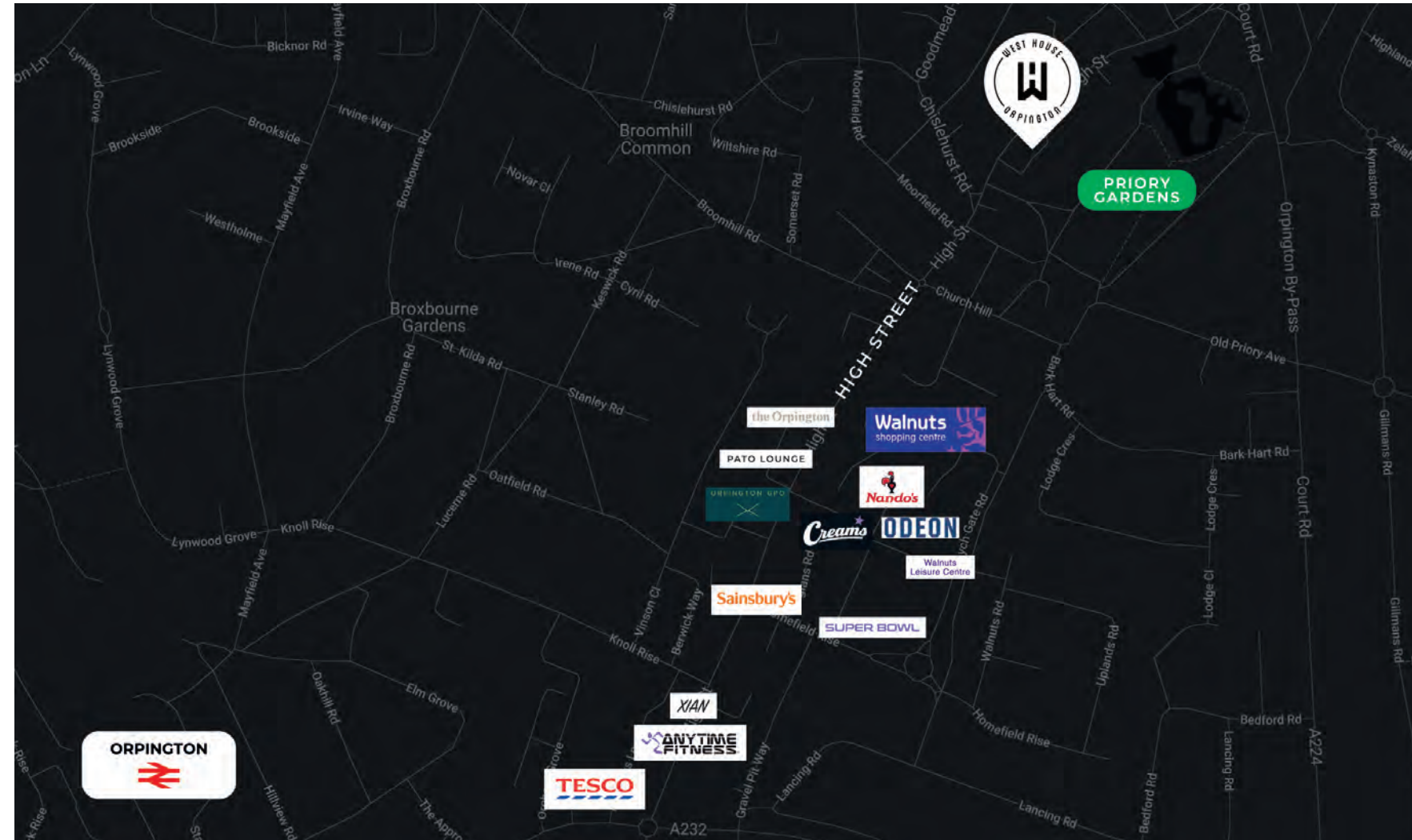
## RESTAURANTS & BARS

There is plenty of choice when it comes to dining out in the local area; from fast food restaurants and dessert parlours to coffee shops and gastro pubs. The High Street is home to a number of independent bars and brunch spots such as Orpington GPO, Pato Lounge and The Orpington that provide a great alternative to other local popular eateries such as Nando's and Bella Italia.

## RECREATION

The central location of West House lends itself to plenty of leisure pursuits. It's close by to the Walnuts Leisure Centre, the Odeon cinema and public square, whilst the picturesque park Priory Gardens is just a stone's throw away.

# LOCATION MAP



## SHOPS & RETAIL

Orpington High Street  
The Walnuts  
Tesco  
Sainsbury's

## RECREATION

Priory Gardens  
Odeon Cinema  
Walnuts Leisure Centre  
Anytime Fitness  
Superbowl

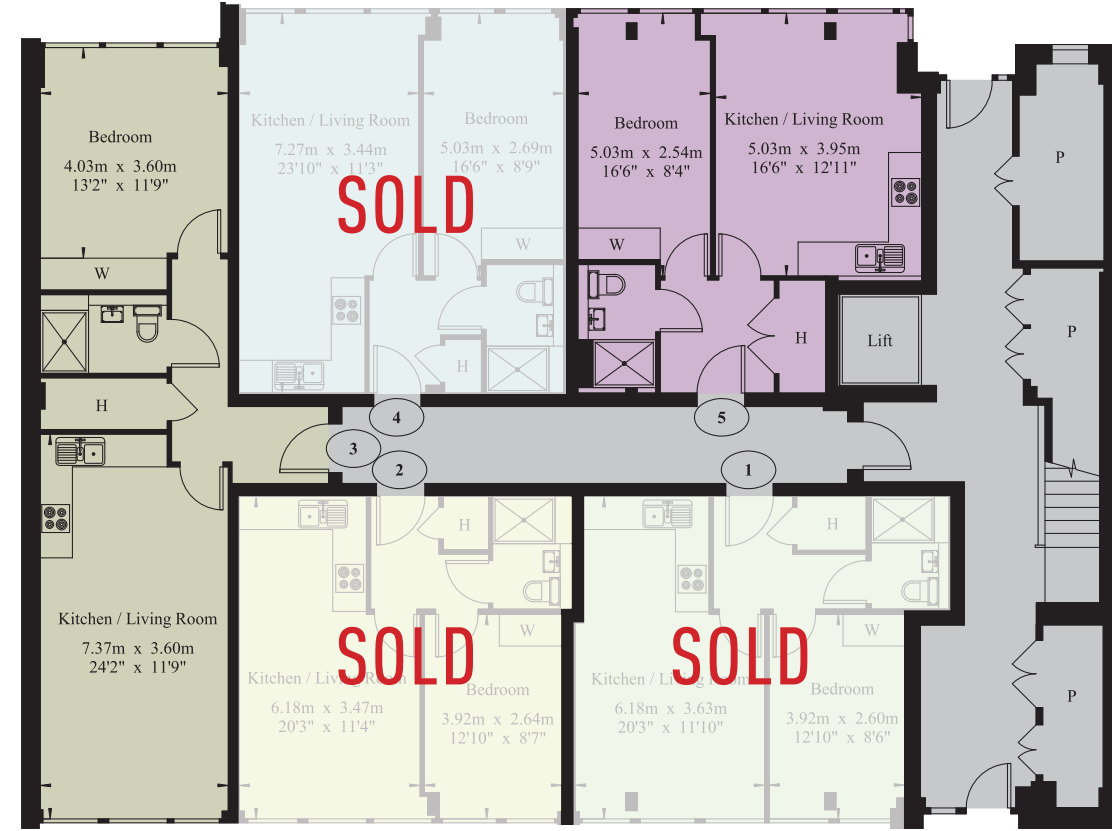
## RESTAURANTS & BARS

Nando's  
Xian  
Orpington GPO  
Pato Lounge  
The Orpington  
Cream's





# GROUND FLOOR

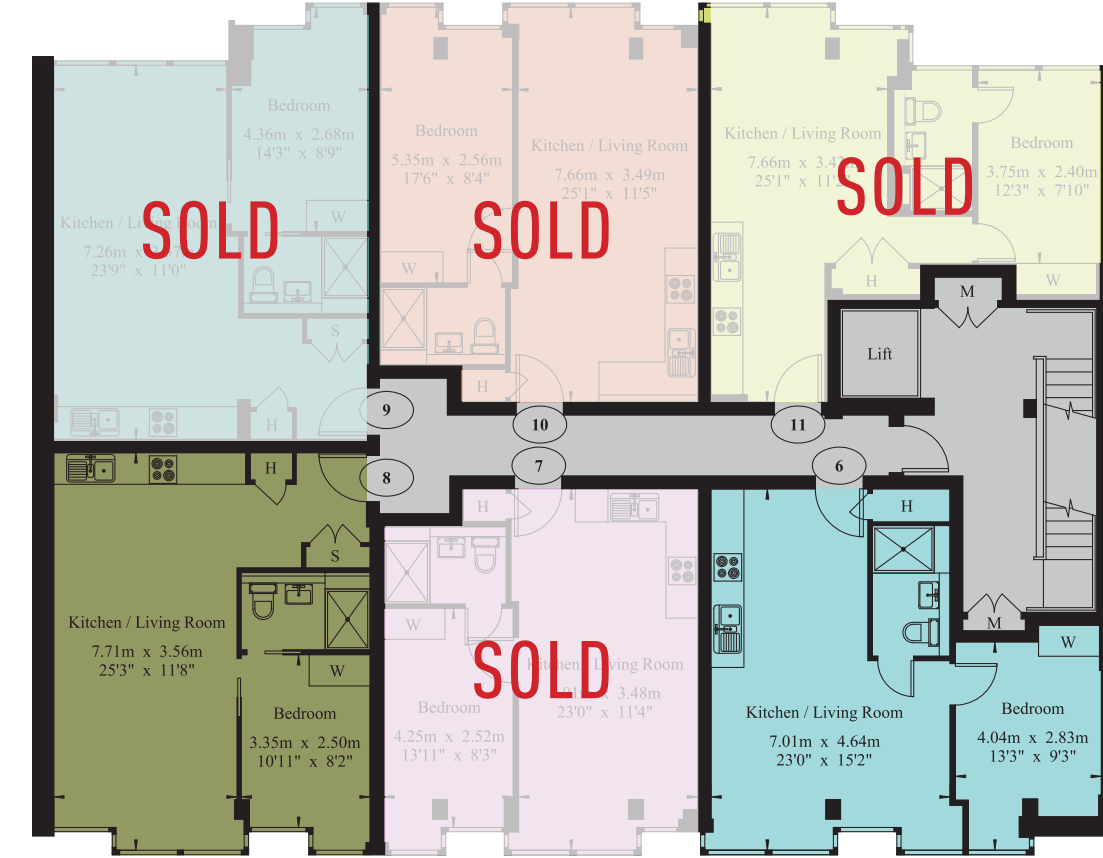


- ~~Flat 1: 40.3 sqm / 433 sqft~~
- ~~Flat 2: 38.6 sqm / 415 sqft~~
- Flat 3: 55.9 sqm / 601 sqft
- ~~Flat 4: 45.1 sqm / 485 sqft~~
- Flat 5: 43.3 sqm / 466 sqft

W - Wardrobe  
 P - Plant Room  
 H - Heating Cupboard  
 S - Storage Cupboard  
 M - Meter Cupboard  
 C - Cleaner's Cupboard  
 † - Measurement Marker Points

\* Floorplans correct at time of print but subject to change

# FIRST FLOOR

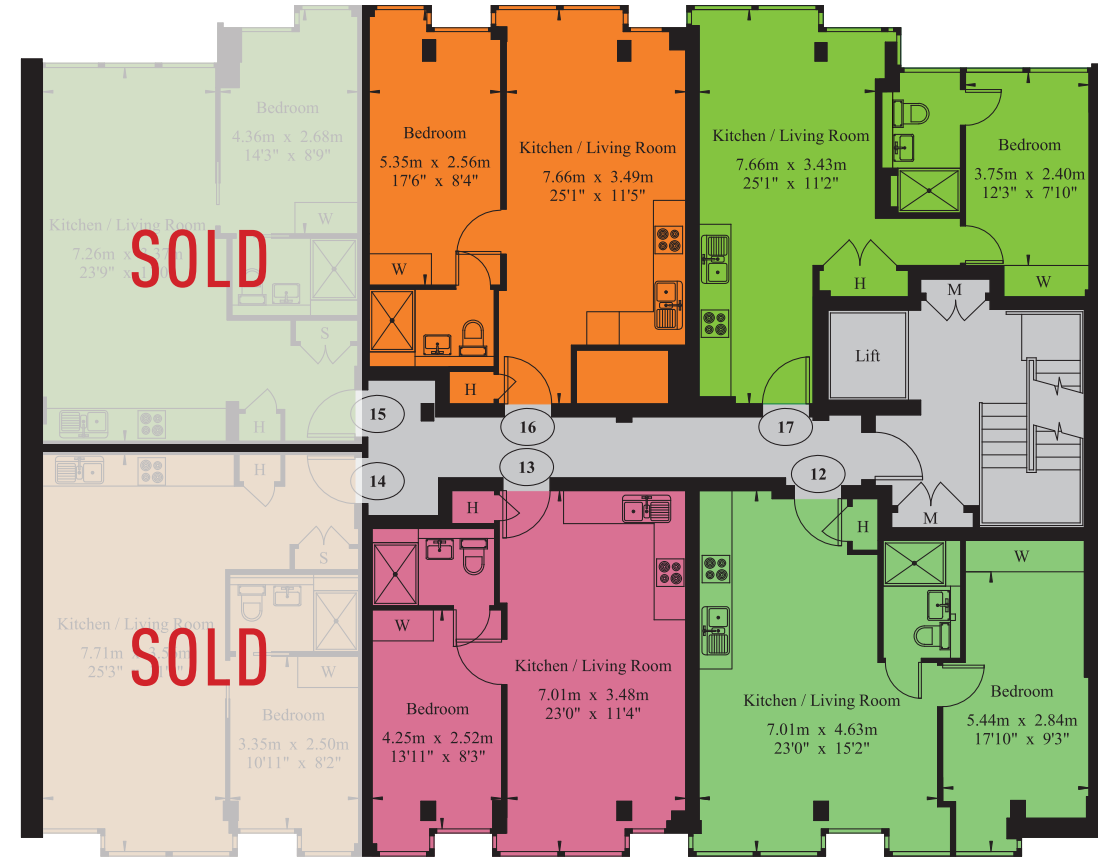


- ~~Flat 6: 43.2 sqm / 465 sqft~~
- ~~Flat 7: 40.3 sqm / 433 sqft~~
- ~~Flat 8: 46.1 sqm / 496 sqft~~
- ~~Flat 9: 46.4 sqm / 499 sqft~~
- ~~Flat 10: 44.7 sqm / 481 sqft~~
- ~~Flat 11: 40.4 sqm / 434 sqft~~

W - Wardrobe  
 P - Plant Room  
 H - Heating Cupboard  
 S - Storage Cupboard  
 M - Meter Cupboard  
 C - Cleaner's Cupboard  
 † - Measurement Marker Points

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# SECOND FLOOR

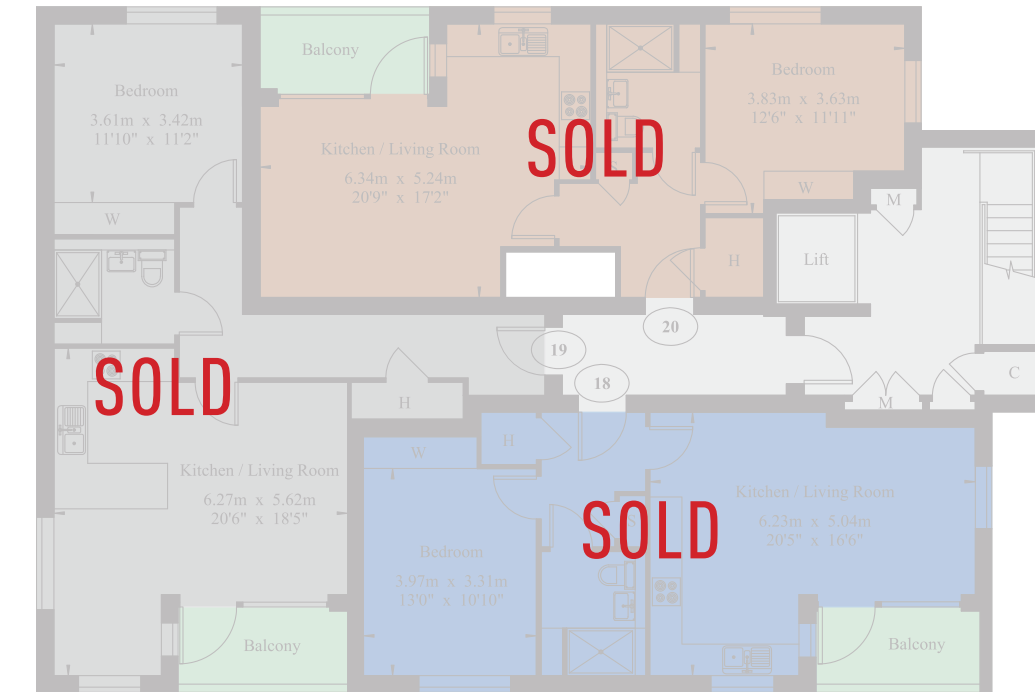


- Flat 12: 47.1 sqm / 506 sqft
- Flat 13: 40.3 sqm / 433 sqft
- ~~■ Flat 14: 46.1 sqm / 496 sqft~~
- ~~■ Flat 15: 46.4 sqm / 499 sqft~~
- Flat 16: 44.7 sqm / 481 sqft
- Flat 17: 40.4 sqm / 434 sqft

W - Wardrobe  
 P - Plant Room  
 H - Heating Cupboard  
 S - Storage Cupboard  
 M - Meter Cupboard  
 C - Cleaner's Cupboard  
 † - Measurement Marker Points

\* Floorplans correct at time of print but subject to change

# THIRD FLOOR



- ~~■ Flat 18: 52.3 sqm / 562 sqft~~
- ~~■ Flat 19: 60.7 sqm / 653 sqft~~
- ~~■ Flat 20: 51.6 sqm / 555 sqft~~

W - Wardrobe  
 P - Plant Room  
 H - Heating Cupboard  
 S - Storage Cupboard  
 M - Meter Cupboard  
 C - Cleaner's Cupboard  
 † - Measurement Marker Points

\* Floorplans correct at time of print but subject to change





# SPECIFICATION



Communal entrance area

## BATHROOMS & EN-SUITES

- Designer white sanitaryware with contemporary matt black fittings
- Matt black thermostatic shower mixer with showerhead
- Full height wall tiling to showers, half height to walls behind WC and basin, all other walls to be painted
- Inbuilt niche to shower enclosure
- Bathroom flooring to be matt black hexagon tile
- Stylish heated towel rail finished in matt black
- Floating sink with black tap and towel rail
- Shaver socket
- LED downlighters

## COMMUNAL AREAS

- Lift from ground floor to all floors
- Communal cycle store
- Communal Sky dish
- Electrical vehicle car charging
- Gated car park
- The communal areas of the development will be maintained via a management company. Please speak to a sales advisor who will be able to provide full details and annual service charge fees.

## INTERIOR FINISH

- Portland colour paint finish to walls
- White 5-panel internal doors with matt black ironmongery
- White painted skirting and coordinating architraves
- Double glazed powder coated aluminium windows
- Fitted wardrobe to bedroom
- Luxury laminate flooring laid in herringbone to kitchen, dining, living and bedroom

# SPECIFICATION



Flat 13 show apartment

## KITCHENS

- Contemporary bespoke kitchen with concrete or wood-effect doors and stone-effect worktops
- Black or rock grey sink with matt black tap
- Integrated appliances including fridge-freezer, dishwasher, oven, electric hob and washer/dryer
- Concealed extractor hood
- Under unit LED lighting

## SECURITY & PEACE OF MIND

- Mains operated smoke detectors
- Triple-point locking systems to all external doors
- 10 year BuildZone warranty
- 250 year lease

These particulars and images are intended as a guide. Prospective purchasers should not rely on this information but must have their solicitor check the plans and specification attached to their contract.

## ELECTRICAL & HEATING

- TV points fitted to living room and bedroom
- BT telephone point
- BT Open Reach connection
- Audio entry system with mobile connection
- Downlighters throughout
- Underfloor heating
- Thermal store





Flat 16 kitchen



Flat 8 shower room

# FUNDER & CONTRACTOR

## THE FUNDER



Yellow Tree Capital is a bespoke property funding company based in Sevenoaks, Kent. We offer funding to established residential developers in a variety of ways, for a variety of project types and each agreement is considered individually. From grand, detached new-build houses to modern apartment schemes we can offer a range of lending options to help with your development requirements.

With an experienced in-house team of property professionals we are also able to provide advice and expertise on all stages of the development process, from planning and acquisition through to sales and marketing, meaning we can support you throughout the project.

## THE CONTRACTOR

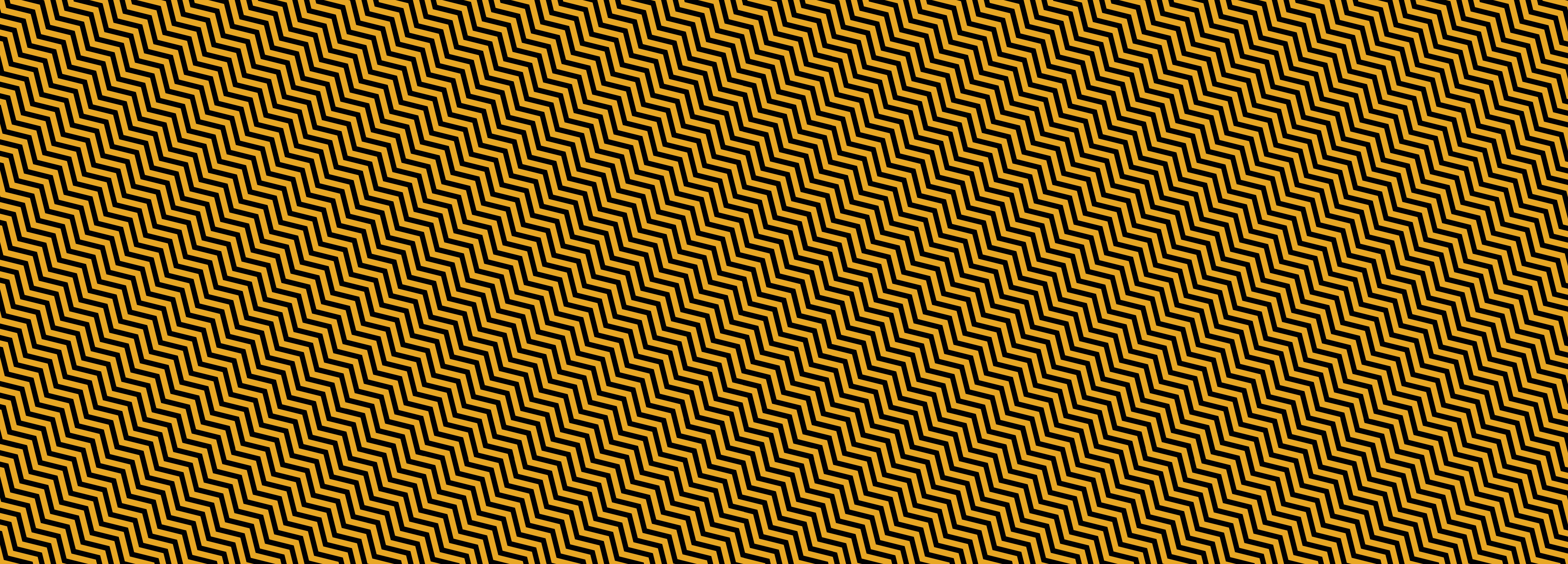


**ROBUST**  
developments

Robust Developments has a highly respected track record of building beautiful new homes for clients, investors and developers in addition to producing our own projects. A Robust home is a family home and we recognise the needs and appreciate the importance of what the homeowner is seeking.

Robust Developments has been established in the construction industry for over 15 years and completed a variety of property developments catering to different tastes and budgets. Over the years we have built homes all over the South-East of England and London, including the ones our families live in. We have also completed many remodelling and home renovation projects. Robust Developments is renowned for its attention to detail and for delivering beautiful new homes that sit very comfortably in their surroundings, complementing and enhancing the area.







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