



innovo

# innovo

## An exciting opportunity.

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Innovo, Orpington, a superb collection of twelve naturally bright and spacious 1 and 2 bedroom apartments, benefiting from allocated parking and private balconies (selected apartments). Internal space boasting from engineered wood flooring throughout and contemporary modern kitchens with fully integrated appliances. Bathroom suites are fitted with porcelain tiles to the walls and oak laminate flooring.











# the Orpington



## Orpington

Situated in the heart of Orpington, Innovo is just a short stroll from a vast array of amenities.

The extensive Orpington High Street is just minutes away and has everything you need. From large high street retailers and supermarkets, to boutique shops and greengrocers. Fancy a bite to eat? Grab dinner eat in one of the many highly-rated restaurants, or grab a quick cake and coffee in one of the popular cafés or coffee shops. Looking for a bit of entertainment? The state-of-the-art 7-screen Odeon cinema offers all the latest films for those perfect rainy days.

If the extensive amenities on offer in Orpington aren't enough, the hustle and bustle of Central London is under half an hour away by train with direct services into the likes of London Bridge, Charing Cross and Victoria.







# Orpington

Situated in the heart of Orpington, Innovo is just a short stroll from a vast array of amenities.



● Cafés

- Starbucks
- Pato Lounge
- Finch House
- A Mano Coffee Bar & Kitchen
- Costa Coffee
- Creams
- Primo Caffè

● Gyms

- Pure Gym
- Anytime Fitness Orpington
- Walnuts Leisure Centre



● Restaurants


- Masala Dabbas
- Fiesta Mexicana
- Miso Noodle Bar
- Hisar Meze Bar
- Scala - Mediterranean Bar & Grill
- Xian – Chinese
- Chapter One
- The Orpington
- Cypianis

● Pubs/Bars

- The British Queen
- The Queens Head
- Bulls Head
- The White Hart
- The Black Horse

# Getting Around

Easily accessible to London Bridge, Waterloo, Victoria and Charing Cross.

 Orpington Station  
1 mile

 Saint Mary Cray Station  
1.1 miles

London Bridge	London Victoria
14 minutes	27 minutes
London Waterloo	London Bridge
19 minutes	38 minutes
London Charing Cross	Blackfriars
26 minutes	44 minutes







# Specification

Each apartment has been finished to a high standard throughout.

## General

- Oak laminate flooring
- Double glazed aluminium windows
- Pressure hot water system – joule cyclone
- Electric underfloor heating
- Pre-wired for Virgin
- USB sockets to bed & living
- Secure gated 1:1 parking
- 10 year warranty
- LED downlights

## Kitchen

- White/silver fleck quartz worktops
- Dove grey gloss handleless cabinets
- Bosch fan oven/hob
- Bosch extractor hood
- Single bowl undermount sink
- Silverstone white/Silver fleck quartz upstands
- Integrated washer/dryer
- Integrated dishwasher
- Integrated fridge/freezer
- Monoblock mixer taps

## Bathrooms

- Renaissance Alveus bath
- Vitra W.C.
- Glass shower screen to bath
- Hans Grohe thermostatically controlled shower
- Porcelain wall tiles
- Heated chrome towel rail
- Underfloor electric heating
- Shaver socket

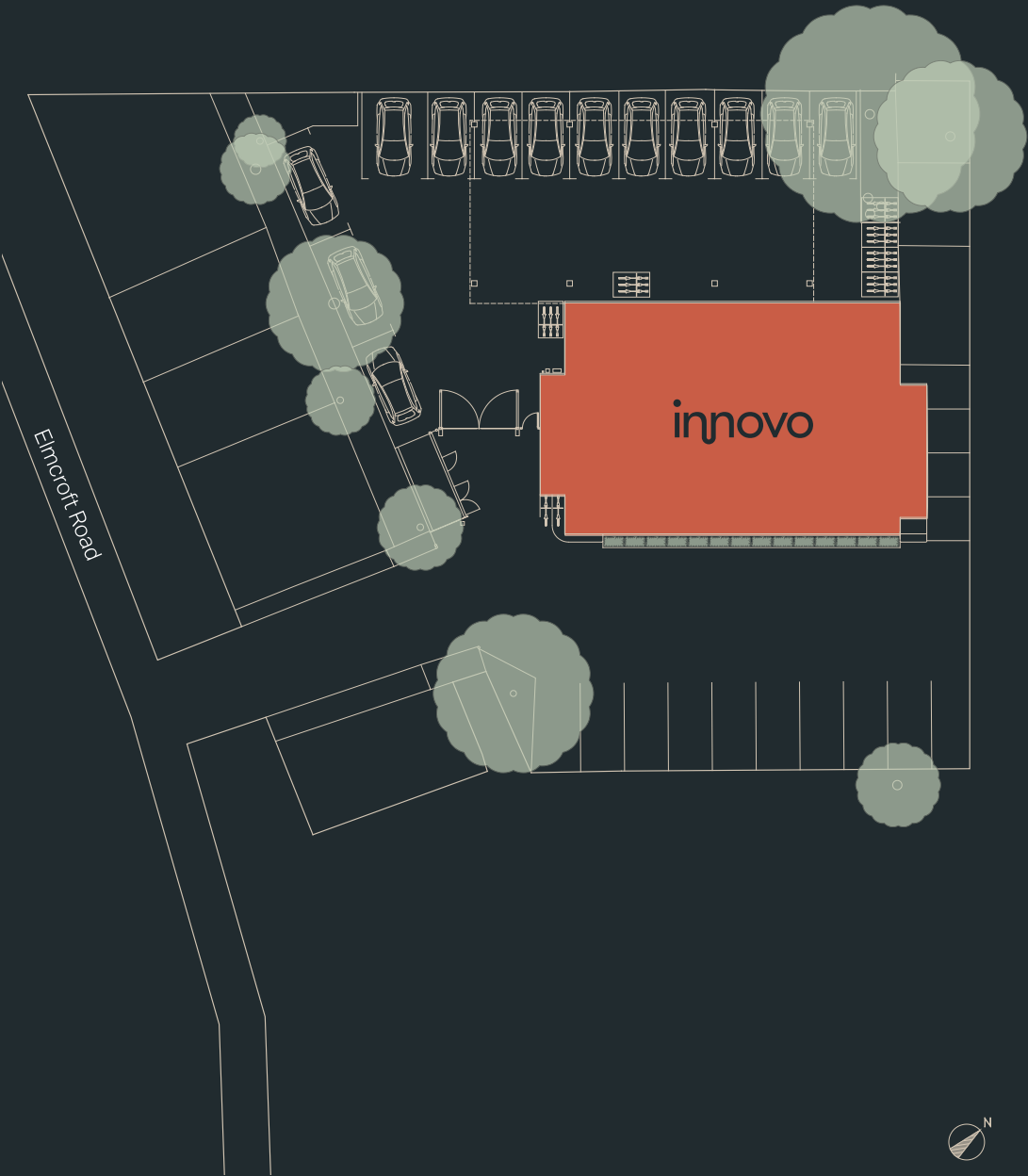




# Site Plan

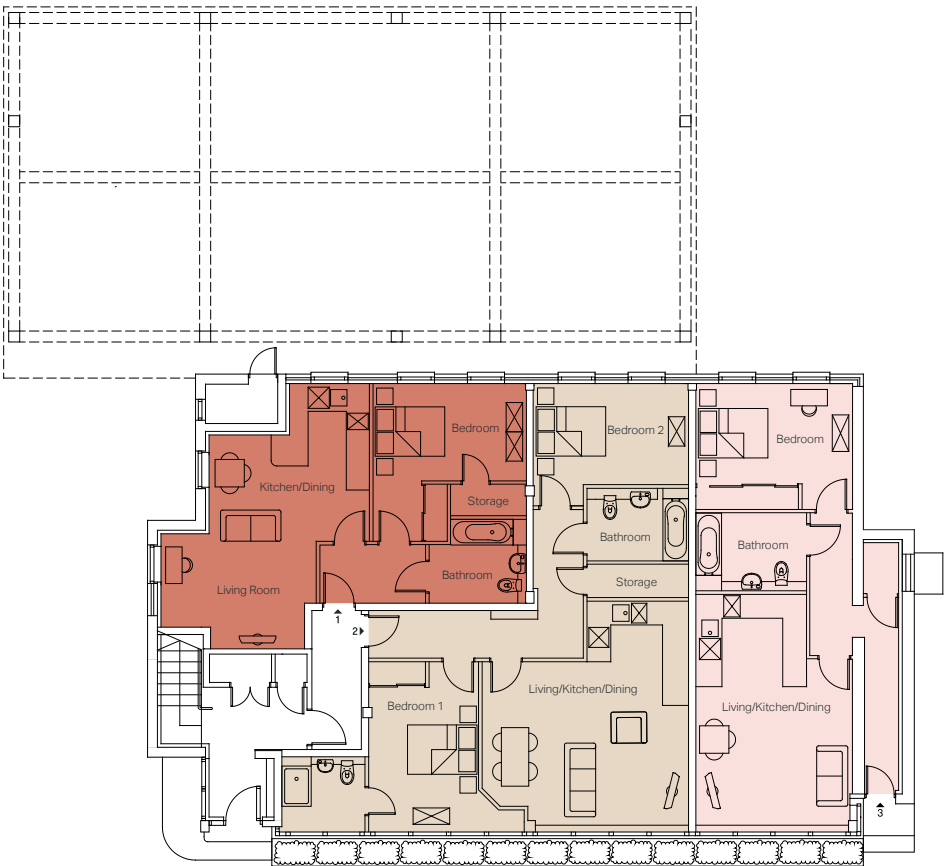
## Address

27 Elmcroft Road, Orpington, BR6 0HZ



# Apartments 1-3

Ground Floor



## Flat 1

### Living Room

4.3m x 3m  
14' 1" x 9' 8"

### Kitchen/Dining

4.4m x 4m  
14' 5" x 13' 5"

### Bedroom

4.2m x 4.2m  
13' 9" x 13' 9"

## Flat 2

### Living Room

5.6m x 3.2m  
18' 4" x 10' 6"

### Kitchen/Dining

5.6m x 2.9m  
18' 4" x 9' 6"

### Bedroom 1

3m x 4.5m  
9' 10" x 14' 9"

### Bedroom 2

4.2m x 2.7m  
13' 9" x 8' 10"

## Flat 3

### Living/Dining/Kitchen

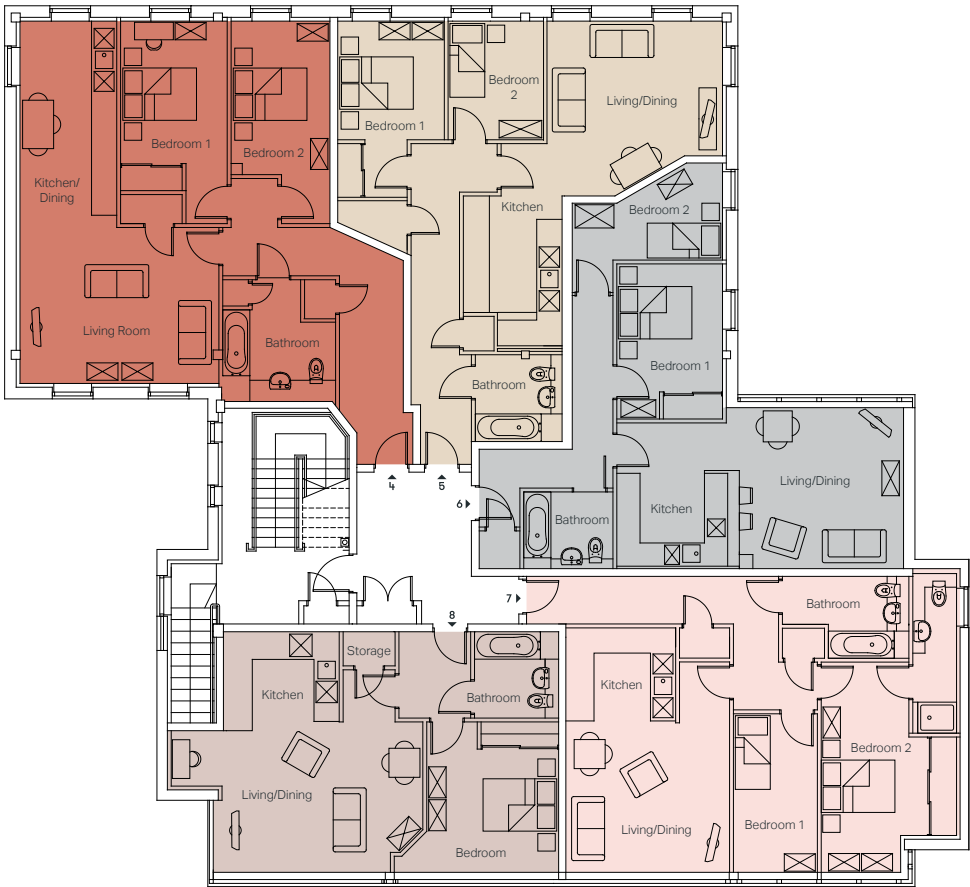
4.2m x 6.3m  
13' 9" x 20' 8"

### Bedroom

4.2m x 3.3m  
13' 9" x 10' 9"

Apartments 4-8

First Floor



Flat 4	Flat 5	Flat 6	Flat 7	Flat 8
Living Room 3.9m x 5.1m 12' 10" x 16' 9"	Living/Dining 4.5m x 4.5m 14' 9" x 14' 9"	Living/Dining 4.2m x 4.1m 13' 9" x 13' 5"	Living/Dining 4.2m x 3.9m 13' 9" x 12' 10"	Living/Dining 6.5m x 5.2m 21' 4" x 17' 1"
Kitchen/Dining 2.5m x 5.3m 8' 2" x 17' 5"	Kitchen 2.6m x 3.8m 8' 6" x 12' 6"	Kitchen 3.1m x 3.7 10' 2" x 12' 2"	Kitchen 2.8m x 2.9m 9' 2" x 9' 6"	Kitchen 2.9m x 2.5m 9' 6" x 8' 2"
Bedroom 1 2.7m x 4.4m 8' 10" x 14' 5"	Bedroom 1 2.8m x 4.5m 9' 2" x 14' 9"	Bedroom 1 2.7m x 3.3m 8' 10" x 10' 10"	Bedroom 1 2.2m x 4.1m 7' 3" x 13' 5"	Bedroom 3.4m x 4.4m 11' 2" x 14' 5"
Bedroom 2 2.6m x 4m 8' 6" x 13' 1"	Bedroom 2 2.4m x 3.1m 7' 10" x 10' 2"	Bedroom 2 3.9m x 2.5m 12' 10" x 8' 2"	Bedroom 2 5.4m x 3.5m 17' 9" x 11' 6"	

Apartments 9-12

Second Floor



Flat 9	Flat 10	Flat 11	Flat 12
Living Room 5.6m x 3.2m 18' 4" x 10' 6"	Living/Dining 5.3m x 3.1m 17' 5" x 10' 2"	Living/Dining 6.1m x 3.5m 20' x 11' 6"	Living/Dining 4.9m x 4.3m 16' 1" x 14' 1"
Kitchen/Dining 3.2m x 3.3m 10' 6" x 10' 10"	Kitchen 2.7m x 2.6m 8' 10" x 8' 6"	Kitchen 3.5m x 2.4m 11' 6" x 7' 10"	Kitchen 2.2m x 4.4m 7' 3" x 14' 5"
Bedroom 4m x 3.2m 13' 1" x 10' 6"	Bedroom 3.3m x 3.6m 10' 10" x 11' 10"	Bedroom 1 4.2m x 2.7m 13' 9" x 8' 10"	Bedroom 1 4.2m x 3.4m 13' 9" x 11' 2"
		Bedroom 2 2.4m x 4m 7' 10" x 13' 1"	Bedroom 2 4.2m x 2.2m 13' 9" x 7' 3"





Bringing you a series of newly converted 1 & 2 bed apartments for sale.



# Contact

For more information please contact:

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Selling Agent:



Incorporating:



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