

Secrets of roof garden living

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THE TOP storey of the restored Victorian villa at 15 Sundridge Avenue has two cleverly-concealed roof terraces at the rear.

Masterstrokes of creative planning, they offer seclusion to prospective purchasers of the penthouses. Invisible from below, the private gardens in the sky give a breathtaking perspective beyond the rooftops and treetops and into the garden of Kent.

Barry Morgan, chief executive of Morgan Restoration, said: "We know the penthouses are a major draw in themselves but the terraces are proving a real surprise on viewing and when people step out here, they literally catch their breath at the spectacle that unfolds."

Many people are drawn to penthouses by the very notion of living suspended above it all. The views from this former gentleman's residence across the green suburbs of Bromley are truly arresting and definitely offer owners something completely fresh to wake up to every morning.

At night, the sky is illuminated with the twinkle of lights across Kent.

Standing on the roof terrace looking out in the darkness is like being surrounded by fireflies and the night lights form a wonderful backdrop to wining and dining your guests inside.

The building includes a six-person Kone passenger lift, disabled access, video entry phones, smoke detectors, private car

the penthouses as well as electronically controlled black iron entrance gates.

The interior has been completely remodelled by Morgan Restoration. The two penthouse apartments are utterly charming, varying in layout and room dimension and benefiting from sloped ceilings, glass terrace doors, dramatic split-level galleries, sliding sash windows and an ultra-sleek specification.

In addition, the two duplex penthouses feature open-plan mezzanine galleries and a full-height dormer glass wall.

The larger penthouse, at around 2,500sqft, features a superbly-designed bathroom complete with stand-alone bath in the centre of the floor, adding more than just a touch of Victorian splendour in a contemporary manner for today's discerning gentlemen and ladies.

The building is a period gem which encapsulates the prosperity of the late Victorian era.

The Sundridge Avenue Conservation Area consists of a unique and unbroken row of eight red-brick Victorian mansions with early arts and crafts influences.

This is a good example of a complete row of substantial Victorian villas. The preservation of a near-complete street frontage of original villas of this era is relatively rare and the restoration and conversion of 15 Sundridge Avenue is a triumph for specialist firm Morgan Restoration.

houses each enjoy unique interior colour schemes in addition to the secret terrace gardens as well as private balconies which lead from the living room in No 10 and from the master bedroom in No 9.

In Manhattan, balconies have long provided elusive small town gardens for thousands of apartments, penthouses and condominiums.

According to Morgan Restoration, the adventures of balcony gardening is now catching on in Kent. Going up in the world no longer means leaving the garden at ground level.

Morgan Restoration's tips for making the most of your garden in the sky include noting which aspect the plot faces and how much direct sunlight it receives.

Penthouse gardeners can easily install a solar-powered water feature to add the soothing sound of trickling water. Wind resistant, sun-loving plants are recommended for open terraces.

Another approach would be to create an Alpine garden or to rely on the classic topiary balls and cones of box and bay for elegance or the hardy Mediterranean herbs for fragrance and cooking.

These two Victorian penthouses are now available for £550,000 and £700,000. Early viewing is highly recommended as interest is expected to be extremely strong.

To make an appointment, call JDM Estate Agents on 020 8325



● TOP: Victorian villa in Bromley with concealed roof terraces which are accessed from the penthouse apartments

