

Above the world

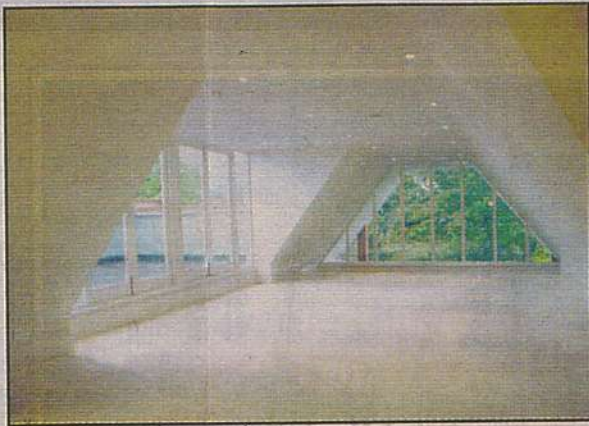
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THE top storey of the restored Victorian villa at 15 Sundridge Avenue has two cleverly concealed roof terraces at the rear. Invisible from below, these private gardens in the sky, which come with the penthouse flats, give a breathtaking perspective beyond the rooftops and treetops and into the gardens 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. 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 offer owners something completely fresh to wake up to every morning. At night, the sky is illuminated with the lights of Kent. Standing on the roof terrace looking out in the darkness is like being surrounded by fireflies and the scene is a wonderful backdrop to wining and dining guests inside.

The building includes a six-person Kone passenger lift, disabled access, video entry phones, smoke detectors, private car parking and separate garages for 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 charming, varying in layout and dimension and benefiting from sloped ceilings, glass ter-



● The interior of one of the apartments

race doors, dramatic split-level galleries, sliding sash windows and ultra sleek specification.

The two duplex penthouses feature open-plan mezzanine galleries and a full-height dormer glass wall. The larger penthouse, at around 2,500 sq ft, features a bathroom with stand-alone bath in the centre of the floor, adding a touch of Victorian splendour in a contemporary manner for today's discerning gentlemen and ladies.

The building is an 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 near perfect 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.

The two three-bedroom pent-

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.

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. 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 available for £550,000 and £700,000.

Call JDM Estate Agents on 020 8325 8000 or email info@morgan-restoration.co.uk