



M_C A R T H Y
C O U R T

Welcome to McCarthy Court

**McCarthy Court is a stylish development
of just seven apartments in an established
residential area of Sidcup.**

Built to exacting standards, the two-bedroom
apartments are highly specified throughout,
including top quality kitchens and bathrooms.
As you would expect in a new build of this
quality, the property benefits from eco-friendly
features such as solar roof panels, low energy
lighting and electrical charging points on all the
allocated parking bays.





The apartments have their own private outdoor spaces, but residents can also enjoy the fabulous shared roof terrace which commands spectacular view across London to the Dartford Bridge.

Just minutes away from the town's station and all the facilities of the town centre, McCarthy Court offers contemporary urban living at its best.



What you'll find at McCarthy Court

McCarthy court is easily accessed by car or on foot.

There is a gated entrance drive and allocated parking bays to the both the front and rear.

The ground, first and second floors have two apartments on each, whilst the third floor has a penthouse plus a shared roof terrace.



Sidcup - the best of town and country.

Sidcup is a thriving London suburb 12 miles to the South-East of central London. It offers both easy access into central London and its own identity as town in its own right. The town centre has been the focus of extensive regeneration and offers an excellent range of shops, bars and restaurants.



Bluewater Shopping Centre is just 20 minutes away by car, and the regular fast train to London Bridge is just 22 minutes.



Green space is never far away in Sidcup. Within the town itself you can enjoy woodland walks at Waring Park, wide open spaces at Foots Cray Meadows and fishing at the lake in Lamorbey Park.

The grounds of Sidcup Place offer great walks against the backdrop of the grand 18th century mansion.

The wilder pleasures of Kent's open countryside is right on the doorstep and can be reached easily by foot, bike or car. Kent's historic county town of Canterbury is only an hour away.



Your fitness needs are taken care of by the town's modern leisure centre and a choice of private health clubs with spa facilities. Further outdoor leisure opportunities include several golf courses, not to mention cricket, rugby and football grounds. The town is well provided with a range of primary and secondary schools including Chislehurst and Sidcup Grammar School.

Be well-connected

Travelling around is easy from Sidcup. Direct trains run from the station into central London every half an hour, reaching Charing Cross in a journey time of just 32 minutes. From there, you can access the whole underground network via the Bakerloo and Northern Lines.

SIDCUP
TO
LONDON BRIDGE
22 MINUTES

The town is well served by major roads, with the A2 and A20 and A22 allowing fast access to the greater South-East area. The London orbital M25 is only 10 minutes away, from where Gatwick airport can be reached in 40 minutes.

For more local journeys, frequent bus services run around Sidcup and Bexley.



Ground Floor



Apartment 1 - 82 m²

Kitchen/Living room	35 m2	6.15 x 5.77 m
Bedroom 1	12.7 m2	3.56 x 3.56 m
Bedroom 2	12.3 m2	3.45 x 3.56 m
Bathroom	7.1 m2	2.0 x 3.56 m
En-suite	3.7 m2	1.55 x 2.36 m

Apartment 2 - 89 m²

Kitchen/Living room	38 m2	6.7 x 5.7 m
Bedroom 1	14.3 m2	4.1 x 3.6 m
Bedroom 2	12.2 m2	3.35 x 4.7 m
Bathroom	8.0 m2	2.0 x 3.6 m
En-suite	4.4 m2	1.55 x 2.3 m

First Floor



Apartment 3 - 88 m²

Kitchen/Living room	33.4 m2	5.8 x 5.76 m
Bedroom 1	14.3 m2	4.02 x 3.56 m
Bedroom 2	12.2 m2	3.45 x 3.56 m
Bathroom	8.0 m2	2.0 x 4.02 m
En-suite	4.4 m2	1.55 x 2.82 m

Apartment 4 - 82 m²

Kitchen/Living room	38 m2	5.3 x 5.7 m
Bedroom 1	14.7 m2	4.1 x 3.6 m
Bedroom 2	15.7 m2	3.35 x 4.7 m
Bathroom	6.8 m2	2.0 x 3.4 m
En-suite	3.7 m2	1.55 x 2.4 m

Second Floor



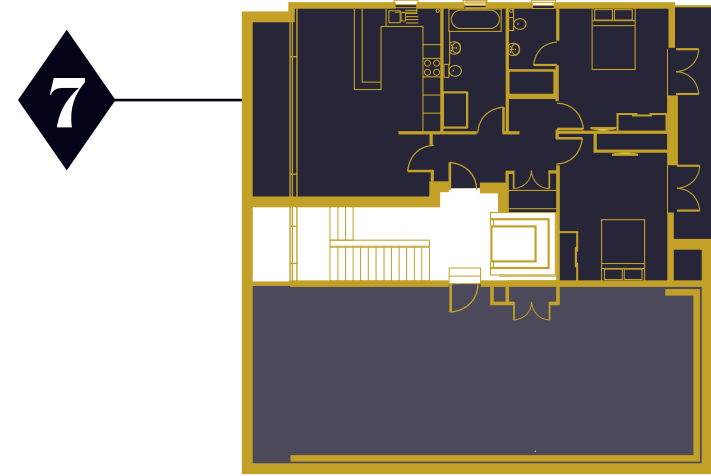
Apartment 5 - 88 m2

Kitchen/Living room	33.4 m2	5.8 x 5.76 m
Bedroom 1	14.3 m2	4.02 x 3.56 m
Bedroom 2	12.2 m2	3.45 x 3.56 m
Bathroom	8.0 m2	2.0 x 4.02 m
En-suite	4.4 m2	1.55 x 2.82 m

Apartment 6 - 82 m2

Kitchen/Living room	38 m2	5.3 x 5.7 m
Bedroom 1	14.7 m2	4.1 x 3.6 m
Bedroom 2	15.7 m2	3.35 x 4.7 m
Bathroom	6.8 m2	2.0 x 3.4 m
En-suite	3.7 m2	1.55 x 2.4 m

Third Floor



Apartment 7 - 85 m2

Kitchen/Living room	33.4 m2	6.2 x 4.75 m
Bedroom 1	16.4 m2	4.62 x 3.56 m
Bedroom 2	17.0 m2	4.8 x 3.56 m
Bathroom	8.0 m2	2.0 x 4.15 m
En-suite	4.4 m2	1.55 x 2.82 m

Roof terrace - 87 m2

Detailed Specifications

General:

- 10 year building warranty
- Dedicated parking spaces each with electrical charging points
- Balconies and private outdoor space
- All apartments fully sound-proofed
- High 2.5m ceilings giving light airy feeling
- Energy saving LED lighting throughout
- Main supply smoke/heat detectors
- Underfloor heating with independent heat source pumps for each apartment
- Fitted wardrobes to all bedrooms

Communal areas:

- 87 m2 Shared roof terrace with privacy screening and planting
- Kony passenger lift to all floors
- Entrance hall with individual locked mailboxes
- Audio-video door entry system
- High security locking front door
- External bin store
- Power to communal areas provided by solar roof panels

Interior finishes:

- High quality Little Greene paint finishes
- Oak finish textured laminate flooring throughout, except in bathrooms

Kitchen:

- Full height designer kitchen units in a contemporary colour palette
- Good quality work surfaces with concealed under-cupboard LED strip lighting
- Inset sink with mixer taps (what's the material)
- Fully integrated Bosch appliances including single oven, microwave, induction hob, extractor hood, fridge freezer and dish washer
- Washer/dryer provided
- Caple wine cooler

Bathroom/en-suite:

- Fully tiled walls and floor
- High quality sanitary ware
- WC with concealed cistern
- Single basin vanity units with mirrored cabinet above
- Stylish bronze effect taps
- Hand-held shower above bath
- Generous sized glass shower cubicles in both bathroom and en-suite

