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**Description:**

OFF MARKET BUY TO LET OPPORTUNITY TO BEAT THE STAMP DUTY INCREASE

Three 1 bed flats. Two units are conversions in the original building and one is a new build. Situated in a central position with excellent facilities close at hand including bus routes to the front, Waitrose supermarket a 5 minute walk away and various other local shops, pubs and restaurants in the High Street. Also nearby are High Elms, Chelsfield Lakes and Broke Hill Golf Courses, Orpington Hospital, Chelsfield Station 1 mile for direct services into London Bridge from 21 mins plus the M25 motorway 2.5 miles distant.

Apt 1 Guide £275,000 A well planned one bed conversion ground floor flat of c. 580 sq ft providing a good kitchen, living, dining area, bathroom and spacious bedroom with patio doors to a personal terrace. Built in storage cupboard in the hall and fitted wardrobes to the bedroom are included. Guide rental £1050pcm

Apt 2 Guide £280,000 A duplex first and second floor one bed conversion flat of c. 708 sq ft providing generous living space on the first floor and the bedroom, bathroom and dressing area with fitted wardrobes on the second floor. Guide rental £1150pcm

Apt 3 Guide £295,000 A duplex ground and first floor one bed new build flat of c. 640 sq ft providing a good kitchen, living, dining area with patio doors to a personal terrace to the ground floor, with the bedroom and bathroom on the first floor. Fitted wardrobes and hall storage cupboard are included. Guide rental £1050pcm

Detailed specification available.

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**Directions:** Exit the A21 at the Rose & Crown r/a on the junction of Farnborough Way and Sevenoaks Road. Proceed along Green Street Green High Street and the properties will be found a little way down on the left, roughly opposite Worlds End Lane.

Images are computer generated and indicative of the specification. Orientation, distances and measurements are approximate.

**Tenure:** Share of freehold

**Council Tax Band:** TBA

**Local Authority:** London Borough of Bromley

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**Room Dimensions:**

To follow

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Please refer to [www.jdmstateagents.com](http://www.jdmstateagents.com) to see our full Area Guides.

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EPC to Follow

Please contact the branch for a complete copy of the EPC document