





Guide Price £300,000 - £330,000

A well presented one bedroom ground floor conversion flat. The property is located in a popular road within easy reach of Bromley town centre and nearby stations for fast connections into London.

The property has recently been redecorated including laying new carpet. Accessed via its communal door entrance, the property opens to an entrance hallway. The living room has a feature fireplace with shelves and bay window.

The bedroom has a built in wardrobe and is neutrally decorated featuring high ceilings.

The kitchen offers flexible space for a dining table and is fitted with a range of wall and base units, gas cooker, under counter oven, dishwasher and space for a washing machine. The kitchen also includes access to the shared rear garden which includes patio area, laid lawn, storage shed and rear access.



The bathroom is fitted with a shower of the bath, wc and wash basin and has been attractively tiled.

Viewings are highly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	60	65
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	52	56
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

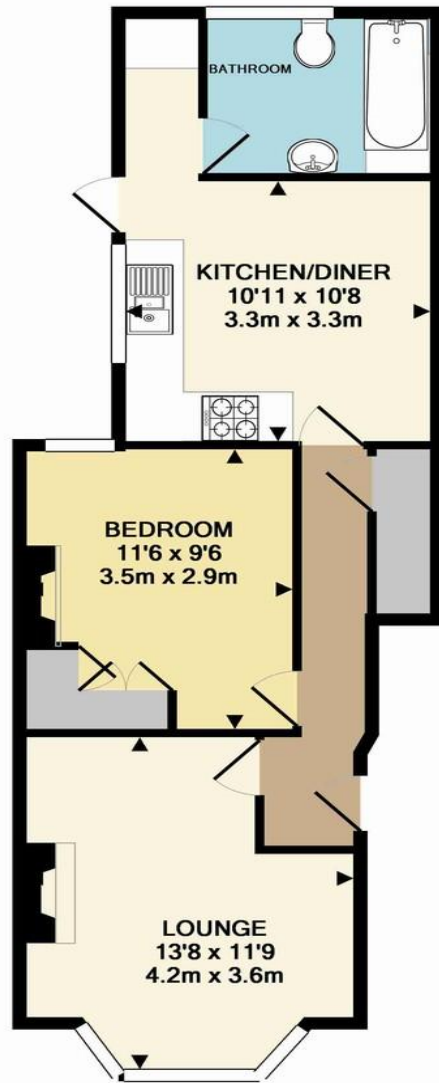


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TOTAL APPROX. FLOOR AREA 490 SQ.FT. (45.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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