



East Street, Bromley BR1  
£325,000

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**Description:**

Centrally located in Bromley, just off Market Square, is The Old Post Office - a grand building that has been sympathetically converted into luxury apartments. This two bedroom Penthouse apartment measures 865 sq ft and features a vaulted ceiling in the main living area.

This beautiful apartment has a fabulous Mayflower contemporary kitchen with built in appliances to include fridge/freezer, cooker, hob, dishwasher and washer dryer. Finishing touches include hardwood flooring to living areas, tiled bathrooms and carpet finish to bedrooms, a door entry system, and the remainder of the 10 year Premier Guarantee Warranty.

The master bedroom benefits from built in wardrobes and an en suite shower room. The second bedroom is also a double bedroom and there is a well fitted family/guest bathroom.

The property is situated in this highly convenient location with both Bromley North and Bromley South stations within easy reach, early viewing is recommended.



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**Directions:** From Bromley North Station cross over the road and proceed along East Street. Go to the end of the road and The Old Post Office can be located further down on the right hand side.

**Tenure:** Leasehold

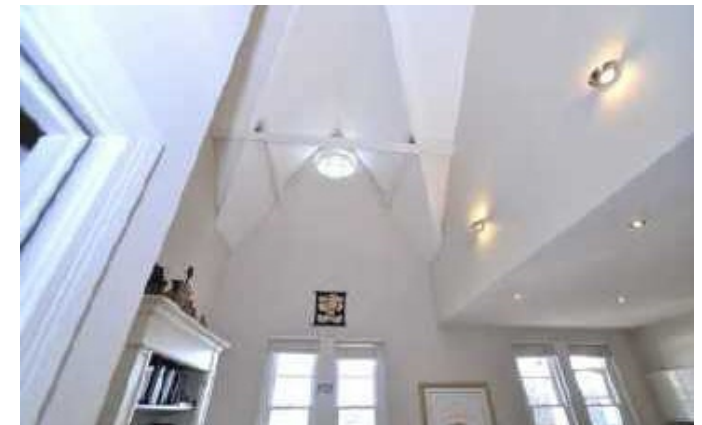
Lease term years from

**Ground Rent:** 200.00

**Service Charge:** £1,828 for 2014

**Council Tax Band:** E

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**Room Dimensions:**

Entrance Hall	17'2 max x 8'6 max
Open Plan Kitchen/Living	20'8 max x 15'5 max
Master Bedroom	18'8 max x 14'3 max
En Suite Shower Room	8'7 max x 5'11 max
Guest Bedroom	11'5 max x 9'3 max
Bathroom	8'5 max x 6'4 max
Storage Room	10'4 max x 4'9 max



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<small>Very energy efficient - lower running costs</small> <small>(92-100) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not energy efficient - higher running costs</small>		<small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small> <small>(92-100) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>	
<small>EU Directive 2002/91/EC</small>		<small>EU Directive 2002/91/EC</small>	

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



TOTAL APPROX. FLOOR AREA 865 SQ.FT. (80.4 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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jdm recommends Independent Mortgage Advice. For help with your mortgage please contact your local branch. Your home may be repossessed if you do not keep up repayments on your mortgage. Written quotations available on request.

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