





Guide Price £390,000 - £425,000

A stunning two bedroom loft apartment, newly converted and offering a stylish abode ideally located for Bromley High Street, Bromley North and Shortlands Stations.

Accessed via its own attractive courtyard garden, the frontage opens into a good sized entrance hall with a contemporary glass sided staircase and exposed brick wall leading to the loft apartment.

The property features a spacious open plan kitchen/living room with two large roof windows that allow the light to flood into the room. The kitchen is stylishly presented with an range of attractive units and a matching breakfast island, all topped with a solid wood work-surface.

There are two double bedrooms and a modern bathroom fitted with a bath, WC, sink and separate shower. The property is neutrally decorated throughout with contemporary style interior doors adding that extra luxurious design feature.

The property is offered end of chain and with a new 125 year lease.



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		83	83
England, Scotland & Wales		EU Directive 2002/91/EC	

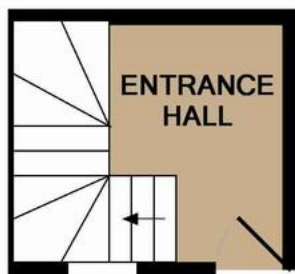


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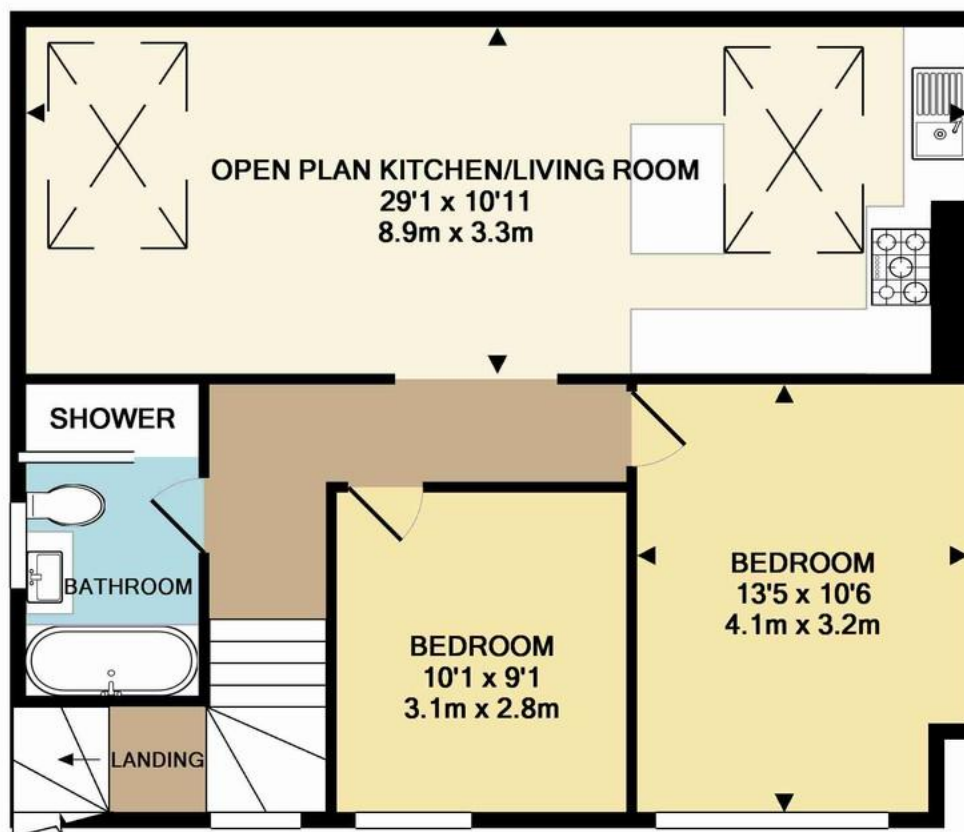
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ENTRANCE FLOOR
APPROX. FLOOR
AREA 64 SQ.FT.
(5.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 698 SQ.FT.
(64.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 762 SQ.FT. (70.8 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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