



Bromley BR1
Guide price £625,000 to £650,000

Description:

Guide Price £625,000 - £650,000

Set back from the road and being one of only three apartments in this period conversion we are delighted to market a spacious three bedroom top floor apartment with the unusual benefit of its own private garden of approximately 157' in length.

Accessed via the side of the building and with the benefit of a video entry phone system, you are greeted by a spacious entrance hall with a useful under stairs storage area. A wide staircase leads you to the main living areas which radiate from a spacious landing.

There is a good sized living room that benefits from natural light from the large bay window to the front and has a feature coal effect gas fireplace. An equally spacious master bedroom with an en suite shower room allows plenty of space for freestanding furniture and the current occupiers use bedroom three as a dressing room. Bedroom two also benefits from its own en suite shower room in addition to a separate family bathroom.

The property has a modern kitchen/dining room with space for an American fridge/freezer and is fitted with an integrated microwave, oven, hob, dishwasher, washing machine and Bosch coffee machine with ample workspace tastefully finished in cream quartz.

To the rear is a private garden which extends to approximately 157' and is well landscaped with beds, lawn and a summer house at the far end. The property has the added benefit of its own garage.



Directions: From Bickley station proceed left into Southborough Road Lane and continue along to the traffic lights. Turn left and then go straight into Bickley Road. After 1/2 a mile at the traffic lights turn right and then right again into Sundridge Avenue and the property is on the left hand side.

Tenure: Leasehold

Lease term 91 years from 2014

Ground Rent: TBC

Service Charge: £500.pa

Council Tax Band: E



Room Dimensions:

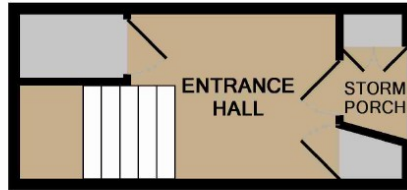
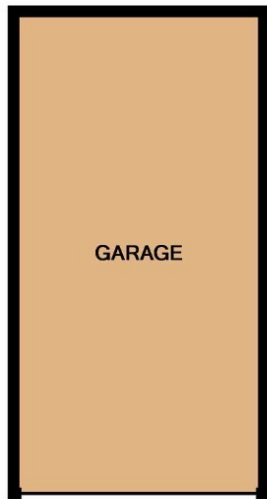
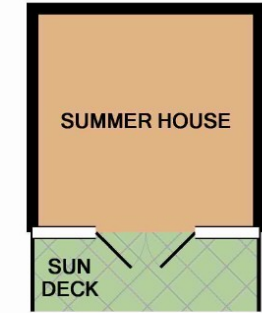
Entrance Hall	8'5 max x 7'4 max
Upper Landing/Hallway	12'3 max x 9'10 max
Kitchen/Dining Room	19'4 max x 12'3 max
Living Room	22'10 max x 16'2 max
Master Bedroom	18'7 max x 16'1 max
Master En Suite	7'2 max x 5'8 max
Bedroom Two	14'1 max x 9'5 max
En Suite	5'11 max x 4'5 max
Bedroom Three	15'5 max x 8'4 max
Family Bathroom	6'9 max x 5'7 max
Garden	157' max x 34' max
Summer House	9'3 max x 9'2 max
Garage	19'11 max x 10'3 max



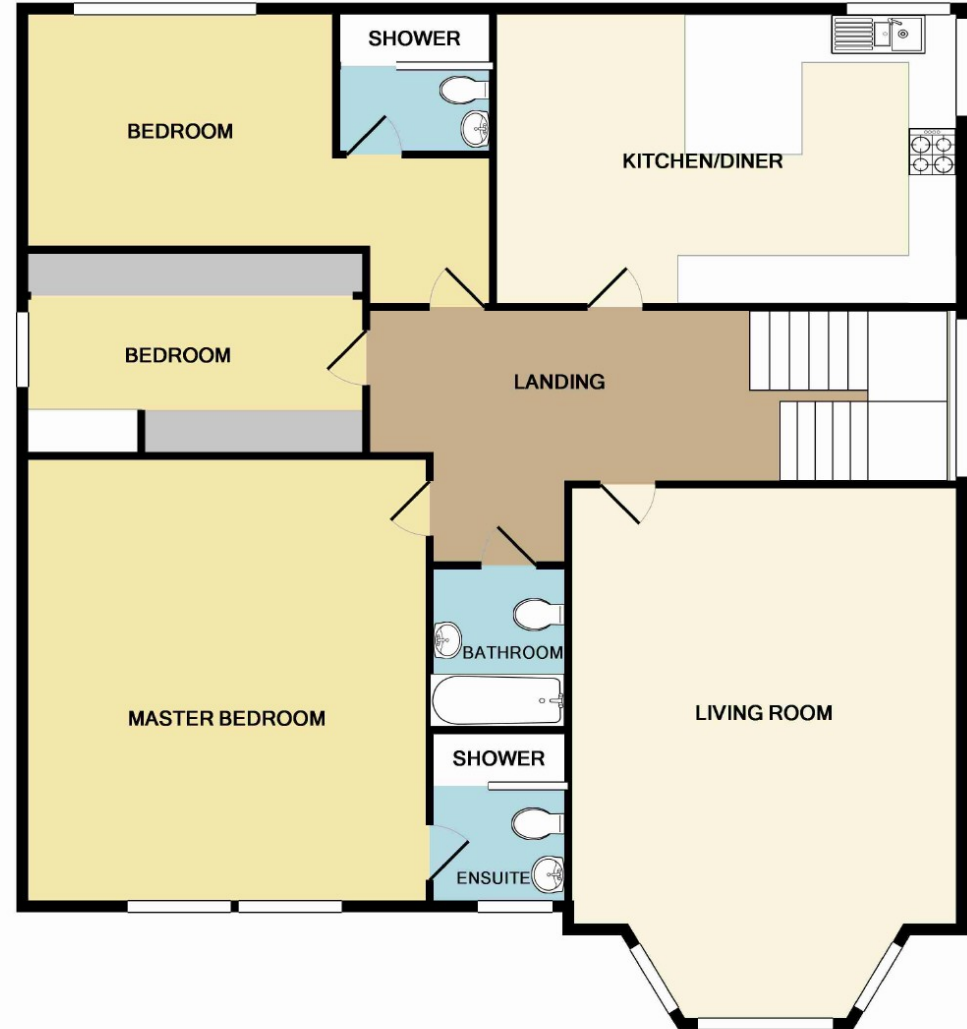
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (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	
	37 → 39	33	33
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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





ENTRANCE FLOOR
APPROX. FLOOR
AREA 412 SQ.FT.
(38.3 SQ.M.)



UPPER FLOOR
APPROX. FLOOR
AREA 1497 SQ.FT.
(139.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1909 SQ.FT. (177.4 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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IMPORTANT NOTICE

jdm must advise that although every effort has been made to ensure the accuracy of these details they form no part of any contract and are issued without any responsibility on the part of the agents or vendor. Photographs may have been taken using a wide angle lens. Any floor plans shown are not to scale. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained. We have not carried out a survey of the property nor have we tested any services, systems or appliances at this property. We strongly recommend that all the information we provide is verified by yourselves on inspection and by your Surveyor and Solicitor or Legal Adviser.

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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