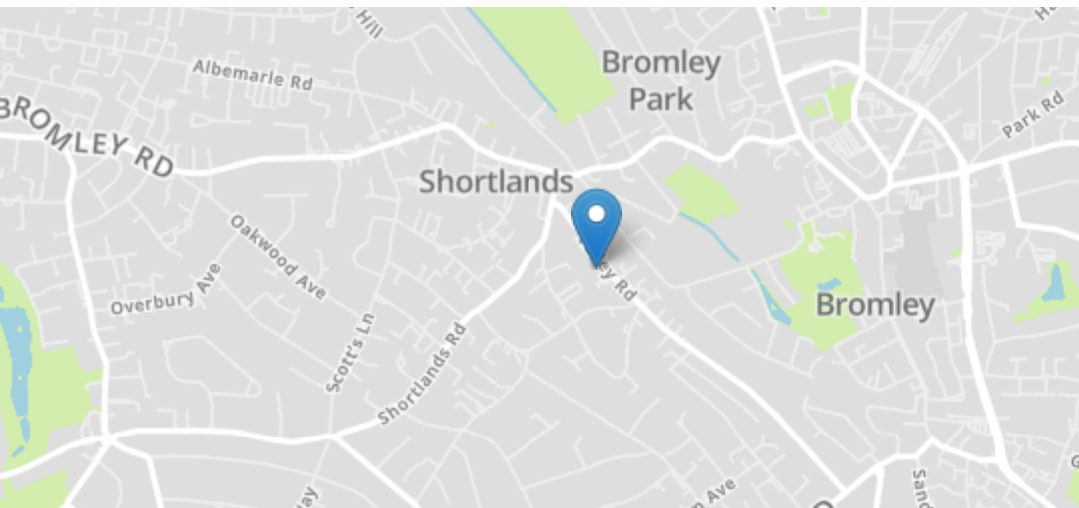
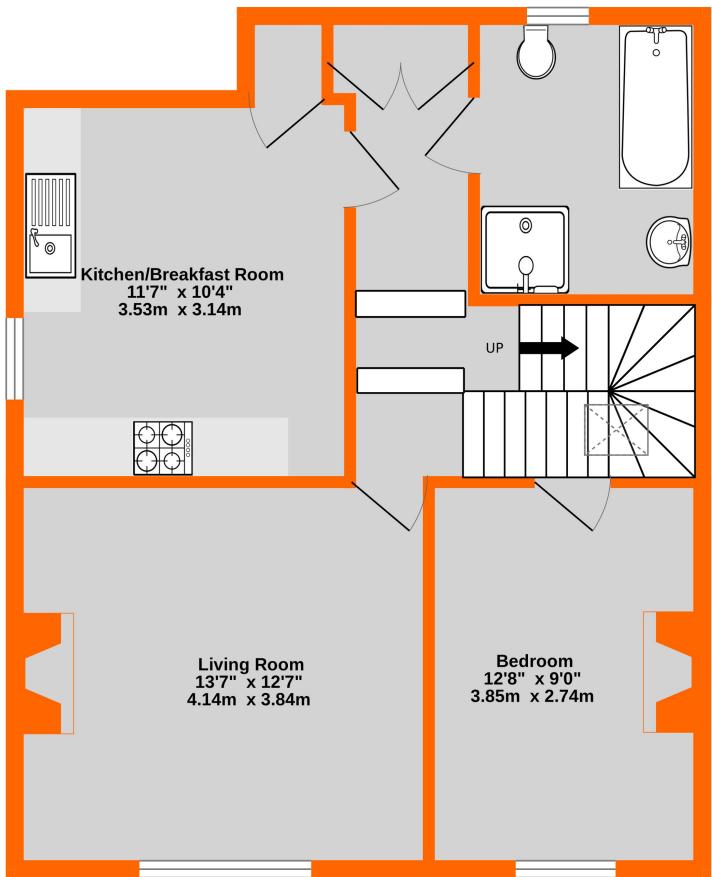
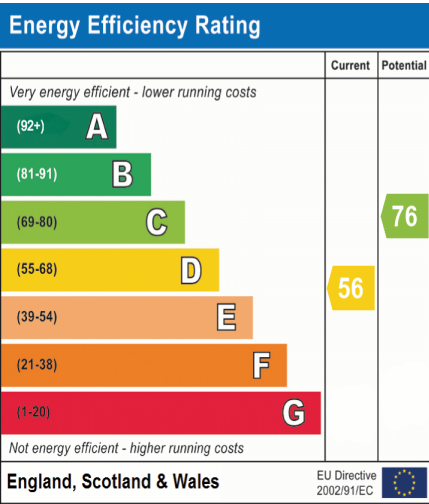




SECOND/TOP FLOOR
646 sq.ft. (60.0 sq.m.) approx.



TOTAL FLOOR AREA : 646sq.ft. (60.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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George Proctor & Partners trading as Proctors



Viewing by appointment with our Park Langley Office - 020 8658 5588

52B Valley Road, Bromley, BR2 0HD

£285,000 Leasehold

- Top floor flat in character conversion
- Under quarter mile from Shortlands Station
- Ideal first time buy or investment
- Double glazed (as listed) and gas central heating
- Double bedroom with period fireplace
- Bathroom with bath and separate shower
- Good size kitchen/breakfast room
- Living room with stunning vaulted ceiling

52B Valley Road, Bromley BR2 0HD

Charming top floor conversion flat occupying the upper level of an attractive period property comprising just three residences. Entering from the first floor front door, a staircase with a vaulted ceiling leads to a split level landing. The spacious kitchen provides ample room for a breakfast table and chairs, and is positioned opposite the stylish four-piece white bathroom suite, which includes a roll-top bath and a large separate shower. A vaulted ceiling with exposed beams is a striking feature of the living room, enhancing the sense of space and character throughout. Modern comforts include a gas combi boiler (serviced annually) and double glazed windows with traditional style frames that complement the building's character.

Location

Situated in a convenient location with Shortlands Station and shops in Shortlands Village only a short walk away, this property also benefits from bus services running along Kingswood Road and Shortlands Road. There are also local shops at Park Langley and at the corner of Westmoreland Road and Pickhurst Lane, both having a Tesco Express whilst Bromley High Street is about a mile away along with The Glades Shopping Centre providing shops, restaurants and other amenities, as well as Bromley South Station.



Top Floor

Landing

door from communal landing with window above, private internal staircase, split level with high level window providing natural light, entryphone, double doors to storage cupboard

Living Room

4.14m max x 3.84m (13' 7" x 12' 7") stunning feature 4.04m high ceiling with wood beams, cast iron fireplace with ornate mantle and surround, radiator, double glazed window to front

Kitchen/Breakfast Room

3.53m x 3.14m (11' 7" x 10' 4") base cupboards and drawers, eye level glazed fronted display cabinet and display shelving, work surface areas with inset stainless steel sink and drainer with mixer tap, stainless steel extractor hood above inset 4-ring gas hob and electric oven beneath, space for fridge/freezer, plumbing for washing machine, wall tiling, radiator, eaves cupboard housing wall mounted Ideal Logic combination boiler with further eaves storage beyond, double glazed window to side

Bathroom

2.75m x 2.46m (9' 0" x 8' 1") white freestanding bath, large tiled shower cubicle with fixed overhead shower and glazed sliding door, pedestal wash basin, low level wc, exposed floorboards, radiator, wall tiling, Velux window to rear

Bedroom

3.85m x 2.74m max (12' 8" x 9' 0") ornate cast iron feature fireplace, radiator beneath double glazed window to front

Additional Information

Lease

189 years from 1986 (150 years remaining) - to be confirmed

Ground Rent

to be confirmed

Maintenance

any work required is split equally between the three flats within the building - to be confirmed

Agents Note

details of lease, maintenance etc. should be checked prior to exchange of contracts

Council Tax

London Borough of Bromley - Band B
Please visit: bromley.gov.uk/council-tax/council-tax-guide

Utilities

MAINS - Gas, Electricity, Water and Sewerage

Broadband and Mobile

To check coverage please visit
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