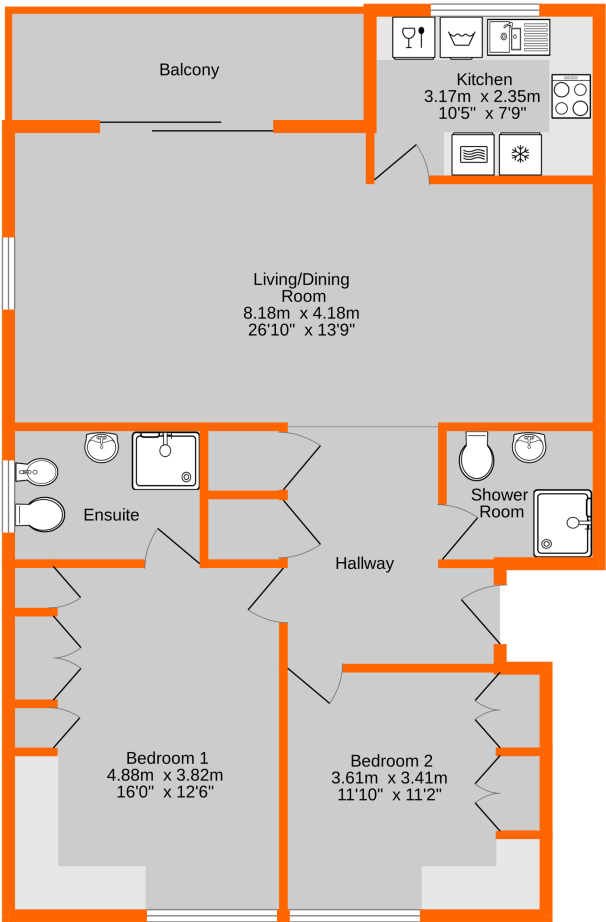


Top Floor Flat  
90.3 sq.m. (971 sq.ft.) approx.



TOTAL FLOOR AREA : 90.3 sq.m. (971 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Viewing by appointment with our Bromley Office - 020 8460 4166

Oaklands Road, Bromley, Kent BR1 3SJ  
£600,000 Leasehold

- Two Bedroom Top Floor Flat
- Balcony With Fantastic Views
- Garage En Bloc & Communal Gardens
- Close to Transport Links
- Lift & Entry Phone System
- Bathroom & En Suite
- Double Glazed & Central Heating
- No Onward Chain

Disclaimer: All measurements are approximate. No equipment, circuits or fittings have been tested. These particulars are made without responsibility on the part of the Agents or Vendor, their accuracy is not guaranteed nor do they form part of any contract and no warranty is given.  
Referral Fees: The businesses trading as Proctors recommend London and Country Mortgages (L&C) for fee free mortgage advice and may also recommend firms of Solicitors and Chartered Surveyors. It is your decision whether you choose to deal with them and, in making that decision, you should know that we receive referral fees from these companies. For Lettings we employ a Referencing Company and can receive rebates against their charges if tenants or landlords take out various products.  
For further details please visit our website - [www.proctors.london](http://www.proctors.london)





## Oaklands Road, Bromley, Kent BR1 3SJ

Guide Price £600,000 - £625,000 A rare opportunity to acquire this spacious and bright, two double bedroom top floor flat, located within this popular tree lined road, close to local amenities. Lift service to all floors, large entrance hall with built in storage cupboards, spacious sitting room/diner with South West facing balcony/terrace and far reaching views across Shortlands valley enjoying the afternoon sun and uninterrupted vista. High gloss two tone fitted kitchen units with space for appliances, Vaillant boiler, two double bedrooms, both having extensive fitted wardrobes and built in storage. The main bedroom has a refitted white ensuite shower room and separate family bathroom. The property is double glazed, gas fired central heating, and offered to the market with no onward chain. Outside there are well kept mature communal gardens and a garage en block with storage above.

### Location

Oaklands Road is a pleasant tree lined residential road, not far from London Road, where several bus services can be found providing access to Bromley town centre, Shortlands and Lewisham for the DLR. The nearest railway stations are Shortlands, serving London Victoria and Ravensbourne serving Blackfriars. Bromley High street with large national and smaller independent shops, bars and restaurants is within 0.5 of a mile. Local schools include Valley, around 0.5 of a mile. The leisure centre and library in central Bromley is close by. Local shops are a short walk away.



### Ground Floor

#### Communal Entrance

Security entry phone system, stairs and lift to top floor, hardwood door into:-

### Top Floor

#### Entrance Hall

2.92m x 3.38m (9' 7" x 11' 1") Large entrance hall with coved cornice, access to loft, security entry phone system, radiator, two built in storage cupboards with hanging and storage space, double door recess opening into:-

#### Lounge/Diner

8.18m x 4.18m (26' 10" x 13' 9") A delightful,, bright and spacious dual aspect room, double glazed sliding doors to balcony/terrace, double glazed window to side, coved cornice, two radiators, door to:-

#### Balcony

Glass balustrade with wonderful far reaching views to the rear, outside light. South West facing.

#### Kitchen

3.17m x 2.35m (10' 5" x 7' 9") Double glazed window to rear, range of fitted two tone wall and base units, textured laminated worksurfaces over, stainless steel sink and mixer tap, Bosch induction hob, extractor hood over, drawer units, space for washing machine, dish washer, fridge and freezer, Neff built in oven, part tiled walls, tiled flooring, coved cornice, spot lights, Vaillant boiler in concealed cupboard.

### Bedroom 1

4.88m x 3.82m (16' 0" x 12' 6") Double glazed window to front, radiator, extensive range of fitted wardrobes to one wall with hanging space, built in low level storage, matching dressing table, built in book shelves with storage below, coved cornice, wall lights, door to:-

#### En Suite Shower Room

1.87m x 2.62m (6' 2" x 8' 7") Double glazed window to side, walk in shower cubicle, pedestal hand wash basin, chrome mixer tap, bidet, low level w/c, built in storage, part tiled walls, tiled flooring, heated towel rail.

### Bedroom 2

3.61m x 3.41m (11' 10" x 11' 2") Double glazed window to front, radiator, coved cornice, built in wardrobes with hanging space and storage above, low level storage cupboards.

#### Shower Room

2.02m x 1.85m (6' 8" x 6' 1") Low level w/c with push flush, vanity basin, chrome mixer tap and storage under, shower cubicle, built in storage, tiled flooring, heated towel rail.

### Outside

#### Garage En Bloc

2.49m x 4.71m (8' 2" x 15' 5") Garage en bloc to rear with up and over door, storage to apex of garage roof

#### Communal Gardens

Large communal gardens being mainly laid to lawn, seating area, mature trees and shrubs.

### Additional Information

#### Lease

Lease 125 years from 25th December 1988 - To Be Confirmed

#### Maintenance

Maintenance for 2025 £174.57 per month - To Be Confirmed

#### Ground Rent

£300 pa, (amount doubles every 25 years. Next increase in 2037. To Be Confirmed

#### Council Tax

London Borough of Bromley Band E. For the current rate please visit: [bromley.gov.uk/council-tax/council-tax-guide](http://bromley.gov.uk/council-tax/council-tax-guide)

#### Broadband and Mobile Phone

For Broadband coverage at this property, please visit: [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

For Mobile coverage at this property, please visit: [checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

#### Agents Note

Details of lease, maintenance etc, should be checked with your legal representative prior to exchange of contracts.