



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		73
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	52	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

### Ground Floor

Approx. 157.7 sq. metres (1697.6 sq. feet)



Total area: approx. 157.7 sq. metres (1697.6 sq. feet)



Viewing by appointment with our Bromley Office - 020 8460 4166

Flat 1, The Orchard, 20 Orchard Road, Bromley, Kent BR1 2PS  
**Guide Price £850,000 Leasehold**

- Impressive Ground Floor Conversion
- 2 Large Reception Rooms
- 3 Bedrooms
- Private South Facing Garden
- 157.7 Sq.M (1697.6 Sq.Ft.)
- Kitchen/Breakfast Room
- Bathroom Plus Shower Room
- Garage, Long Lease, EPC Rating E

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.  
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## Flat 1, The Orchard, 20 Orchard Road, Bromley, Kent BR1 2PS

This is an impressive ground floor conversion flat with large south facing private rear garden and detached garage. Accommodation comprises a splendid sitting room and dining room, both with high ceilings and fireplaces, a modern kitchen/breakfast room with built-in appliances, herringbone wood flooring and shutters to the front windows, 3 bedrooms, a bathroom with white suite and separate shower and a shower room. There is gas fired central heating via a combination boiler. Outside, the entire rear garden comes within the demise of the property, as does a detached garage situated to the right hand side. The property has a long lease and is offered chain free.

### Location

Conveniently situated for access to Bromley town centre together with Sundridge Park and Elmstead Woods railway stations serving Lewisham for the DLR, London Bridge, Charing Cross and Cannon Street. Sundridge Park golf course is close at hand and there are a number of popular primary and secondary schools within close proximity.



### Ground Floor

#### Entrance Hall

Accessed via recessed porch, L-shaped, glazed door to front, column radiator.

#### Kitchen/Breakfast Room

4.99m max x 4.90m (16' 4" x 16' 1") 3 sash windows to front with shutters, 2 secondary glazed windows to side, herringbone wood flooring, shaker style cream wall and base units with quartz work tops, resin sink and drainer, island unit, wall and base units, built in double oven, integrated washing machine and dish washer, Bosch gas hob, stainless steel cooker hood.

#### Sitting Room

6.58m max x 4.90m (21' 7" x 16' 1") Bay window to rear with secondary glazing, sash window to side, fireplace with marble hearth and surround, wooden mantle, radiator.

#### Dining Room

4.58m x 6.30m (15' 0" x 20' 8") Double glazed door with flanking windows to rear, fireplace with tiled hearth and wooden surround, radiator.

#### Inner Hall

Leading to:-

#### Bathroom

Accessed via small tiled lobby with cupboard housing gas fired boiler, door to bathroom comprising white suite, panelled bath, low level w.c, hand basin with cupboards under, corner shower cubicle, tiled floor, chrome ladder radiator, ceiling down lighters, window to front with shutters.

#### Bedroom 1

4.58m into wardrobes x 4.61m (15' 0" x 15' 1") 2 sash windows to rear, 2 built in wardrobes, column radiator, door to:-

#### Lobby

Double glazed door to front, door to:-

#### Shower Room

Hand basin with cupboards under, low level w.c, corner shower cubicle, tiled walls and floor, ladder radiator, ceiling down lighters, access to loft.

#### Bedroom 3

4.71m x 2.57m (15' 5" x 8' 5") Double glazed windows to rear and side, radiator, access to loft.

#### Bedroom 2

4.30m x 2.60m (14' 1" x 8' 6") Secondary glazed windows to front with shutters, radiator.

### Outside

#### Rear Garden

Approximately 14.370m (47') deep. South facing, 2 lawned areas, mature shrubs and trees, pond, garden shed, outside tap, access to sideway leading to garage. Please note that flats 2 and 3 have a right of way over part of the sideway for access to the basement area.

#### Detached Garage

4.77m x 3.19m (15' 8" x 10' 6") Electric up and over door, 2 windows to rear, door to side, light and power.

#### Tenure

Leasehold - Term 999 years from June 1954  
Ground Rent - £7.50 per annum.

#### Council Tax

London Borough of Bromley Band E -  
£2251.57 2023/24

