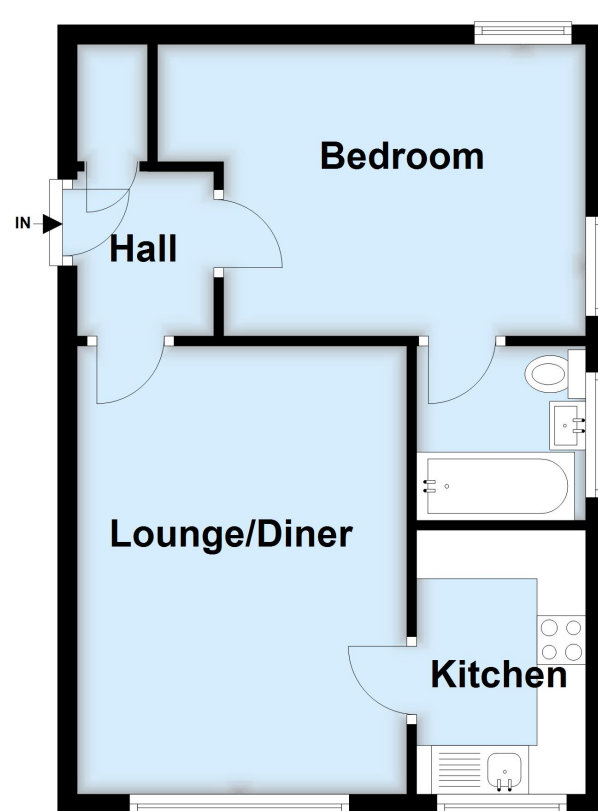


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		76
	27	
		EU Directive 2002/91/EC

Second Floor

Approx. 40.2 sq. metres (433.1 sq. feet)



Total area: approx. 40.2 sq. metres (433.1 sq. feet)

This plan is for general layout guidance and may not be to scale.
Plan produced using PlanUp.

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 MAP Limited 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 Rent4sure Limited Referencing Company and can receive rebates against their charges if tenants or landlords take out various products. For further details, please visit our website at www.proctors.london



Viewing by appointment with our Petts Wood Office - 01689 606666

9 Imperial Court, Willow Grove, Chislehurst, Kent, BR7 5BZ

Guide Price £265,000 Leasehold

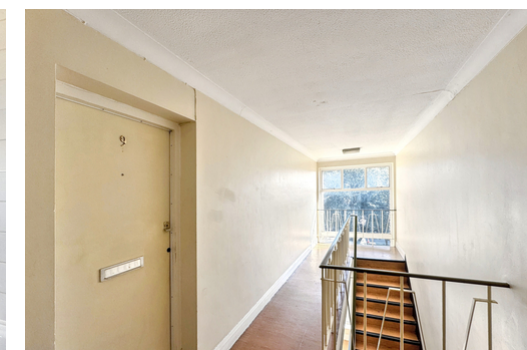
- Top Floor Apartment
- One Double Bedroom
- Secure Entrance
- Double Glazed Windows
- New Lease Extension
- En-Suite Bathroom
- Close To Mainline
- Chain Free Property

9 Imperial Court, Willow Grove, Chislehurst, Kent, BR7 5BZ

A bright and airy top floor (second floor level) apartment set within a small development off Willow Grove, within easy walking distance of Chislehurst Village amenities, Sainsburys in the high street, an abundance of independent shops, delis and restaurants, Chislehurst Commons and nearby transport links. Equally, the property is close to Elmstead Woods mainline station providing a southeastern service into central London and DLR service via Lewisham. The accommodation comprises a double bedroom to rear aspect with en-suite bathroom, spacious lounge/ diner and separate kitchen. Features to note include a newly extended lease 167 years remaining, double glazed windows, newly decorated interior, entry phone system and CHAIN FREE possession. EXCLUSIVE TO PROCTORS.

Location

From Chislehurst High Street (corner of Sainsbury's turn into Willow Grove and Imperial Court is on the right, corner of Vale Road.



Entrance Porch

Commual entrance hall, entryphone.

Entrance Hall

1.71m x 1.40m (5' 7" x 4' 7")
Entrance door, deep built in wardrobe with electric meter, built in storage cupboard.

Lounge/ Diner

4.54m x 3.36m (15' 0" x 11' 0")
Large double glazed window to front with attractive views, wall heater, cable point.

Kitchen

2.67m x 1.68m (8' 9" x 5' 6")
Double glazed window to front, wall and base cabinets, built in electric oven, electric hob set in work top, washing machine, recess for fridge, extractor fan.

Double Bedroom

3.62m x 3.05m (12' 0" x 10' 0")
Double glazed window to rear, double glazed window to side, built in double wardrobe, wall heater.

En Suite Bathroom

1.80m x 1.67m (5' 11" x 5' 6")
Double glazed window to side, white suite comprising bath with shower attachment, W.C, hand basin.

OUTSIDE

Communal Gardens

Laid to lawn, established shrubs and mature trees.

ADDITIONAL INFORMATION

Council Tax

Local Authority: Bromley
Council Tax Band: C

Outside

Communal gardens and parking. Laid to lawn with established shrubs and trees.

Lease Details

Tenure: Leasehold
Term: 189 years from September 2003
Ground Rent: £165.00 p.a.
Service Charge: £1,494.00 p.a.
Buildings Insurance: £268.00 p.a.

