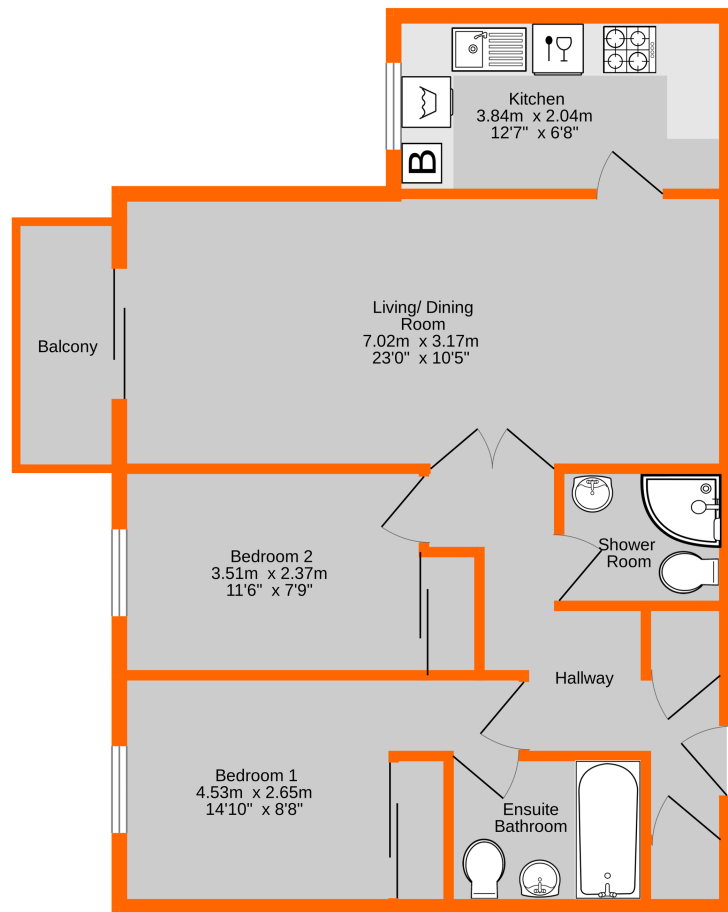


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

65.5 sq.m. (705 sq.ft.) approx.



TOTAL FLOOR AREA : 65.5 sq.m. (705 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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**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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Viewing by appointment with our West Wickham Office - 020 8460 7252

Flat 6, Whitley Court, 84 Westmoreland Road, Bromley, Kent BR2 0QT  
**£395,000 Leasehold**

- Splendid Two Double Bedrooms.
- En Suite Bathroom & Shower Room.
- Gas Fired Heating & Double Glazing.
- First Floor At Rear.
- Ideal For Bromley South Station.
- Balcony Overlooking Rear Gardens.
- Parking Via Electronic Gates.
- Beautifully Presented.

[www.proctors.london](http://www.proctors.london)



## Flat 6, Whitley Court, 84 Westmoreland Road, Bromley, Kent BR2 0QT

Beautifully presented two double bedroom first floor purpose built balcony flat, built by Whelan Homes in 1997 and situated at the rear of this popular development, about 0.6 of a mile from Bromley South Station. The flat has a good size 23' living/dining room with double glazed patio doors leading to the balcony. The kitchen is well appointed with a range of white fronted wall and base units. Off the hallway are the two good size bedrooms, en suite bathroom and a shower room. The flat has gas fired heating with radiators, double glazing and entryphone system, communal grounds to the front and rear with electric gates leading to the communal parking at the rear of the development.

### Location

Whitley Court is in the section of Westmoreland Road between South Hill Road and Cumberland Road. Bus services pass along Westmoreland Road with routes to Bromley High Street, about 0.6 of a mile away and Bromley South station with fast (about 18 minutes) and frequent services to London. Local schools include the popular Highfield Infant and Junior Schools and St Mark's Primary School.



### Ground Floor

#### Communal Entrance

Via security entryphone, communal hallways and staircase rising to the first floor

### First Floor

#### Entrance Hall

3.27m x 0.86m (10' 9" x 2' 10") L shaped having wood effect laminate flooring, entryphone security system, large airing cupboard housing the Mixer G hot water tank with shelves above, radiator. Coat cupboard with useful storage space including hanging space and shelf storage

#### Living/Dining Room

7.02m x 3.17m (23' 0" x 10' 5") Sliding double glazed door opening onto the balcony overlooking the rear gardens. An attractive, well proportioned room having a double and single radiator, T.V. ariel and telephone point

#### Balcony

2.86m x 1.19m (9' 5" x 3' 11") Paved with views to rear

#### Kitchen

3.84m x 2.04m (12' 7" x 6' 8") Appointed with white fronted fitted wall and base units and drawers, Quartz effect laminate work surfaces, 1 1/2 stainless steel sink and drainer with a chrome mixer tap, Hotpoint stainless steel built in oven, Hotpoint stainless steel four ring gas hob with stainless steel extractor fan above, space/plumbing for washing machine, dishwasher and fridge/freezer, Baxi boiler housed in one of the base units, attractive wall tiling between work surfaces and eye level cupboards, laminate flooring, radiator

#### Bedroom 1

4.53m x 2.65m (14' 10" x 8' 8") Double glazed window to rear, radiator, mirror fronted double wardrobe with hanging space and shelving, wood effect laminate flooring

#### En Suite Bathroom

2.01m x 1.65m (6' 7" x 5' 5") Appointed with a white suite of panelled bath having mixer tap/hand shower to one end, low level w.c., wall hung vanity unit with chrome mixer taps and ceramic sink with two drawers beneath, shaver point, extractor fan

#### Bedroom 2

3.51m x 2.37m (11' 6" x 7' 9") Double glazed window to rear, radiator, mirror fronted double wardrobe with hanging space and shelving above, laminate effect wood flooring

#### Shower Room

1.53m x 1.48m (5' 0" x 4' 10") Shower cubicle with chrome shower fittings, pedestal wash basin with a chrome mixer tap, low level w.c., radiator, shaver point, extractor fan, tiled walls and ceramic tiled flooring

### Outside

#### Parking

Communal parking beyond the electronically operated security gates

#### Communal Gardens

Attractive, well kept communal gardens to the front and rear of the development with visitors parking

### Additional Information

#### Lease

125 Years from 1995 - To Be Confirmed - Please note our client informs us she is in the process of purchasing a Share of the Freehold.

#### Maintenance

About £2,200 per annum - To Be Confirmed

#### Ground Rent

Currently £150 per annum increasing to £200 for the third (25) years of the said term, increasing to £250 for the fourth (25) years of the said term and £300 for the remainder of the said term - To Be Confirmed

#### Agent's Note

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

#### Council Tax

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

#### Utilities

Mains - Gas, Electric, Water and Sewerage

#### Broadband and Mobile

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