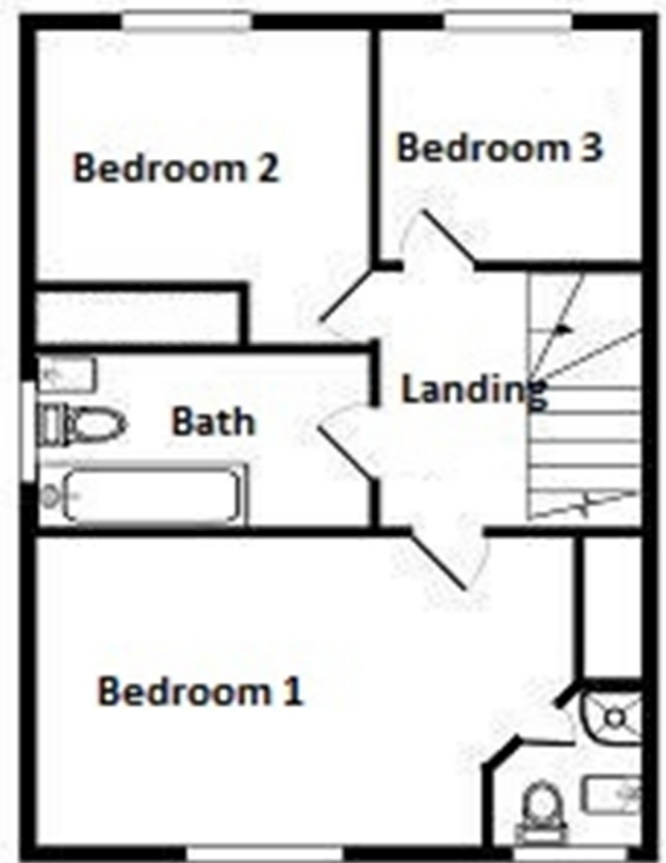


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		87
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	73	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Viewing by appointment with our Bromley Office - 020 8460 4166

7 Autumn Grove, BROMLEY BR1 5AT

**£2,150 pcm**

- Available Now, To Be Let Unfurnished
- Cul-De-Sac, 3 Bedrooms
- Kitchen/Breakfast Room
- Double Glazing, Gas CH
- Modern End Terrace
- Spacious Living Room
- En-Suite Shower Room, Cloakroom
- Garden, Parking, EPC Rating C

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 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)



## 7 Autumn Grove, BROMLEY BR1 5AT

Available Now. To Be Let Unfurnished. This end of terrace house forms part of a modern development of 11 houses set within a charming close. The property offers good size accommodation with 3 bedrooms, with en-suite shower room to the main bedroom plus a contemporary family bathroom to the first floor and a modern fitted kitchen/breakfast room with appliances a spacious living room and cloakroom to the ground floor. There is sealed unit double glazing, gas central heating via radiators and a burglar alarm. Outside there are gardens to the rear and side and one allocated parking space to the front.

### Location

Autumn Grove is accessed via Milk Street, which is off Burnt Ash Lane, a short walk from local shops including a branch of Lidl. Bus services on Burnt Ash Lane provide access to Grove Park railway station serving Lewisham for the DLR, London Bridge, Charing Cross and Cannon Street.



### Ground Floor

#### Entrance Hall

Laminate floor, understairs cupboard.

#### Cloakroom

Low level w.c., hand basin, half tiled walls, chrome ladder radiator, ceiling downlighters, double glazed window to side.

#### Kitchen/Breakfast Room

3.87m x 3.30m (12' 8" x 10' 10") UPVC double glazed window to front, gloss white wall and base units, worktops, one-and-half bowl stainless steel sink and drainer, built-in double oven, gas hob, stainless steel cooker hood, built-in fridge and freezer, built-in washing machine, cupboard housing Potterton gas fired boiler, tiled floor.

#### Living Room

4.60m x 4.23m (15' 1" x 13' 11") Double glazed French doors to rear, understairs storage cupboard, ceiling downlighters, radiator.

### First Floor

#### Landing

Access to loft, pull-down ladder, light, built-in airing cupboard housing lagged hot water tank.

#### Bedroom 1

3.89m x 3.21m (12' 9" x 10' 6") Double glazed window to front, laminate floor, radiator, built-in double wardrobe.

#### En Suite Shower Room

Corner shower cubicle with curved screen, pedestal hand basin, low level w.c., half tiled walls, chrome ladder radiator, shaver point,

tiled floor, ceiling downlighters, double glazed window to front.

#### Bedroom 2

4.07m x 2.56m (13' 4" x 8' 5") Double glazed window to rear, fitted wardrobe, laminate floor, radiator.

#### Bedroom 3

3.37m x 1.90m (11' 1" x 6' 3") Double glazed window to rear, laminate floor, radiator.

#### Bathroom

White suite comprising panelled bath, hand basin, low level w.c., shaver point, tiled floor, half tiled walls, ceiling downlighters, chrome ladder radiator, double glazed window to side.

### Outside

#### Garden

Approximately 10.66m x 8.53m (35' x 28') Southerly aspect, patio and lawn.

#### Parking

Allocated.

#### Council Tax

London Borough of Bromley Band E  
2024/25 £2382.98

#### Tenants Permitted Payment:

HOLDING DEPOSIT (PER TENANCY) — ONE WEEK'S RENT.

(Proctors are not taking holding deposits)

SECURITY DEPOSIT (PER TENANCY. RENT UNDER £50,000 PER YEAR) Five weeks' rent.

SECURITY DEPOSIT (PER TENANCY. RENT IN EXCESS OF £50,000 PER YEAR) Six weeks' rent.

UNPAID RENT Interest at 3% above the Bank of England Base Rate from Rent Due Date

until paid.

LOST KEY(S) OR OTHER SECURITY DEVICE(S)

Tenants are liable for the actual cost of replacing any lost key(s) or other security device(s).

VARIATION OF CONTRACT (TENANT'S REQUEST) £50 (inc. VAT) per agreed variation.

CHANGE OF SHARER (TENANT'S REQUEST) £50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher.

EARLY TERMINATION (TENANT'S REQUEST)

Tenants shall be liable for the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

GREEN DEAL To make payments towards Energy Efficiency improvement under a Green Deal charge.

OTHER PERMITTED PAYMENTS: Rent \* Utilities and council tax/TV licence \* Communication services, cable, satellite, installation and subscription \* Default fees \* Any other permitted payments, not included above, under the relevant legislation including contractual damages.

TENANT PROTECTION Proctors are members of Propertymark and CMP Client Money Protection which are client money protection schemes, and are also members of The Property Ombudsman which is a redress scheme. You can find out more details on our website [www.proctors.london](http://www.proctors.london) or by contacting us direct.

