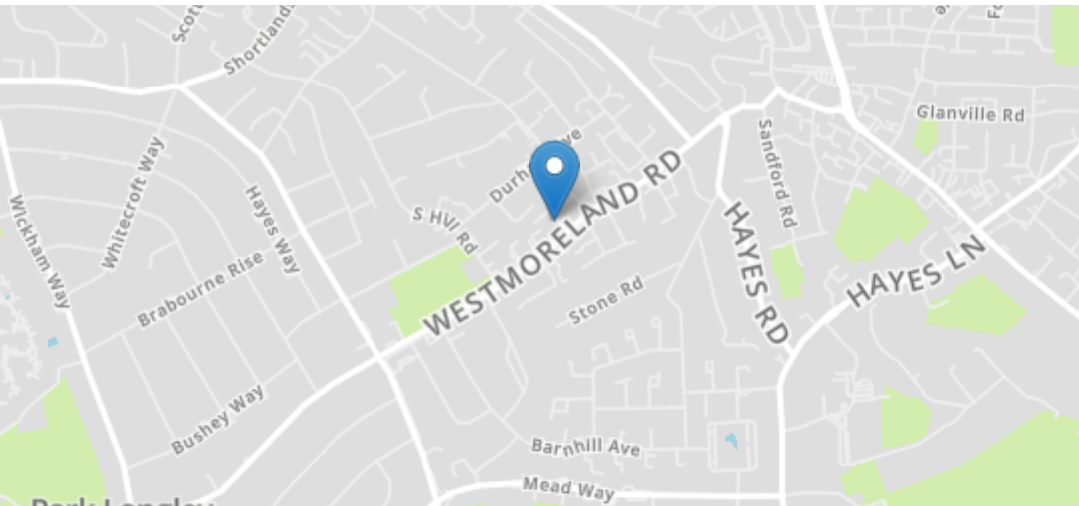
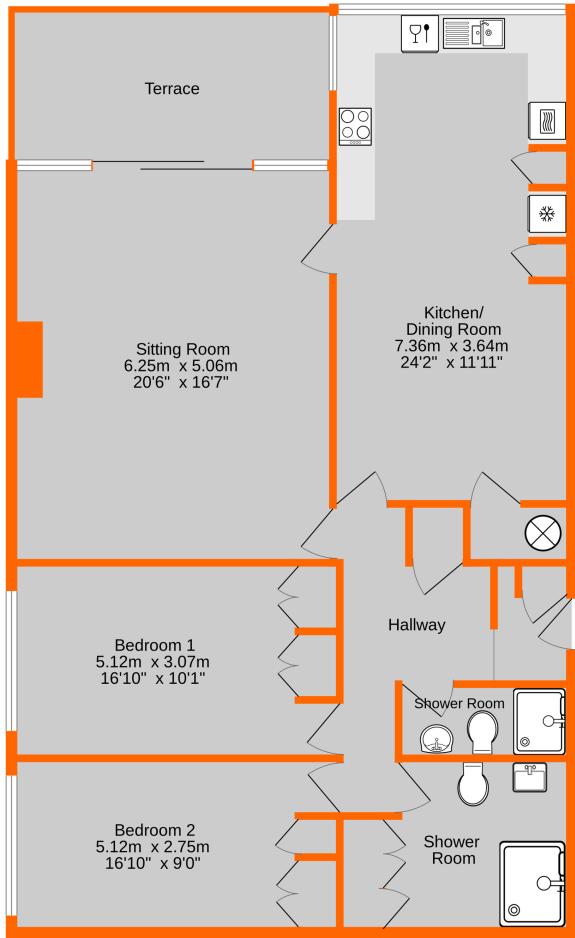
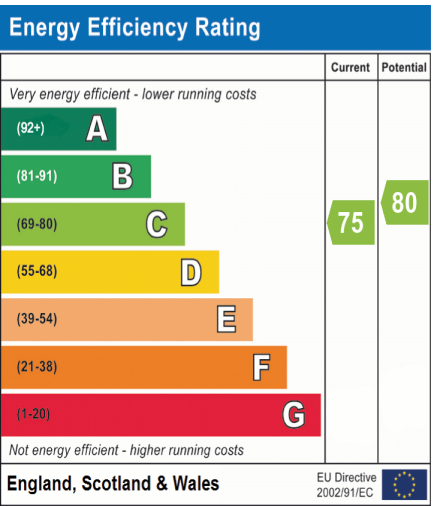




Ground Floor Flat
114.9 sq.m. (1237 sq.ft.) approx.



TOTAL FLOOR AREA : 114.9 sq.m. (1237 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2025



Viewing by appointment with our West Wickham Office - 020 8460 7252

Flat 36, 76 Florida Court, Westmoreland Road, Bromley, Kent BR2 0TR

Chain Free £475,000 Share of Freehold

- Share of Freehold & Garage En Bloc.
- Spacious 20'6" x 16'7 Sitting Room With Terrace
- Convenient For Excellent Local Schools.
- Two Modern Shower Rooms With Quality Fittings.
- Ground Floor Flat With Terrace.
- 0.5 Mile Bromley South Station.
- Two Double Bedrooms With Fitted Wardrobes.
- Attractive Communal Grounds.

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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For further details please visit our website - www.proctors.london



Flat 36, 76 Florida Court, Westmoreland Road, Bromley, Kent BR2 0TR

This beautifully presented two-bedroom ground floor flat, offered with a share of freehold, boasts spacious and stylish living throughout and includes a garage en bloc. Spanning almost 1240 sq. ft., the property features a generous 20'6" x 16'7" sitting room with double-glazed sliding doors opening onto a private terrace — ideal for relaxing or entertaining. The impressive 24-foot kitchen/dining room is fitted with contemporary wood-effect cabinetry, granite worktops, and a full range of high-quality integrated appliances including a Neff stainless steel double oven, integrated microwave, dishwasher, washing machine, fridge freezer, and electric hob with extractor fan. Both double bedrooms benefit from fitted wardrobes, complemented by two modern shower rooms finished to a high standard with quality fittings and chrome heated towel rails. With residents' parking, a garage en bloc, and a highly convenient location just moments from Bromley South Station and excellent local schools, this exceptional home offers the perfect blend of comfort, style, and convenience

Location

Florida Court is in the section of Westmoreland Road between Cumberland Road and South Hill Road. Bromley High Street with The Glades Shopping Centre, and Bromley South Station is about 0.5 of a mile away. Bus services pass along Westmoreland Road. There are shops at the junction of Pickhurst Lane and Westmoreland Road. Local schools include the sought after Highfield Infant and Juniors.



Ground floor

Communal Entrance

Leading to:

Outer hallway

2.01m x 1.19m (6' 7" x 3' 11") Cupboard housing the gas meter, Karndean wood effect flooring

Hallway

5.39m x 2.35m reducing to 0.89m (2' 11") (17' 8" x 7' 9") Deep storage cupboard housing the consumer unit, radiator, Karndean wood effect flooring

Shower Room

2.62m x 1.16m (8' 7" x 3' 10") Low level w.c., pedestal wash basin with chrome taps, shower cubicle with chrome shower head and waterproof laminate walls, folding shower screen, heated chrome towel rail, tiled walls, Karndean wood effect flooring, tall cupboard with shelves

Sitting Room

6.25m x 5.06m (20' 6" x 16' 7") Double glazed doors and windows to front terrace, two double radiators, feature fireplace with wooden mantelpiece and surround with coal effect gas fire

Kitchen/Dining Room

7.36m x 3.64m (24' 2" x 11' 11") Double glazed windows to front and side, range of wood effect cupboards and drawers with granite work surface over and tiled splash backs, Neff stainless steel double oven and integrated microwave, integrated washing machine, fridge/freezer and Neff dishwasher, Neff four ring electric hob with extractor fan over, cupboard housing the Glow Worm boiler, tall pull out pantry cupboard with shelves, Frankie stainless steel 1 1/2 bowl inset sink with chrome mixer tap, cupboard housing the un-vented cylinder and tank, wood effect Karndean flooring

Bedroom 1

5.12m x 3.07m into wardrobes (16' 10" x 10' 1") Double glazed window to side, radiator, fitted wardrobes with four doors, shelves and hanging space

Bedroom 2

5.12m x 2.75m (16' 10" x 9') Double glazed window to side, radiator, fitted wardrobe with three doors, shelves and hanging space

Shower Room 2

3.64m x 2.66m (11' 11" x 8' 9") Large shower cubicle with chrome shower head and separate hand shower attachment with glass sliding door, concealed cistern low level w.c., wall mounted sink with chrome mixer tap, chrome heated towel rail, deep storage cupboard with three doors and shelves

Own Terrace

5.00m x 2.25m (16' 5" x 7' 5") To the front of the development

Outside

Communal Gardens

Well maintained communal grounds, laid mainly to lawn with various shrub beds and trees

Garage En Bloc

En-bloc with up and over door to rear of the development

Additional Information

Lease

999 Years From 1st January 1996 - To Be Confirmed

Maintenance

£2,997.83 Per Annum - from 1st April 2025 - 31st March 2026 - 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 F. For the current rate visit: 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
checker.ofcom.org.uk/en-gb/mobile-coverage