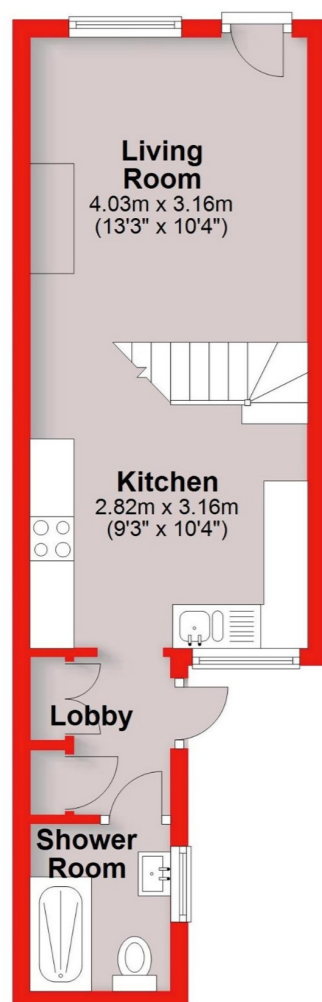


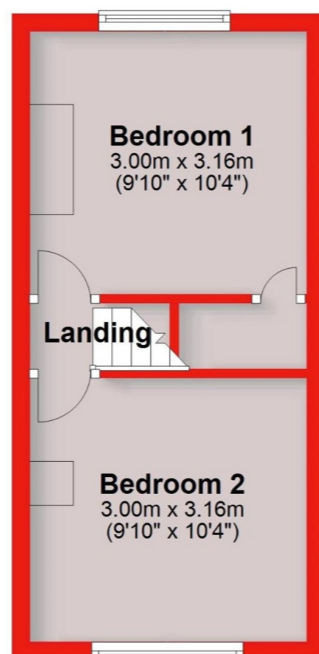
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		90
(81-91)	B		
(69-80)	C		70
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor
 Approx. 28.2 sq. metres (303.6 sq. feet)



First Floor
 Approx. 22.0 sq. metres (236.4 sq. feet)



Total area: approx. 50.2 sq. metres (540.0 sq. feet)

This floorplan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas, openings and orientation are approximate. 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 - www.proctors.london



Viewing by appointment with our Bromley Office - 020 8460 4166

22 Henry Street, BROMLEY BR1 3JB

£1,450 pcm

- Available End August
- Charming Terraced Cottage
- Open Plan Living Room/Kitchen
- Double Glazing, Gas CH
- To Be Let Unfurnished
- 2 Good Size Bedrooms
- Re-Modelled Shower Room
- Garden, EPC C

22 Henry Street, BROMLEY BR1 3JB

To be let unfurnished. Available End August. This is a charming and very well presented Victorian cottage which has been refurbished by the present owner. Accommodation comprises, to the ground floor, an open plan living room/kitchen with modern units and central open tread staircase to the first floor, a lobby/utility area and a shower room. To the first floor are 2 good size bedrooms. The property has sealed unit double glazing and gas fired central heating via a combination boiler and recently replaced radiators. Outside, there is a good size rear garden with large shed.

Location

Henry Street is a cul-de-sac off Freelands Road, situated in the fashionable 'old town' area of Bromley. Local shops and pubs are close by as is Sundridge Park railway station serving, via Grove Park, Lewisham for the DLR, London Bridge, Charing Cross and Cannon Street. Bromley town centre is about half a mile away.



Ground Floor

Living Room/Kitchen

6.85m x 3.16m (22' 6" x 10' 4") Double glazed window and door to front, fireplace with brick surround and marble hearth, laminate flooring, central open tread staircase to first floor, radiator.

Kitchen Area Modern wall and base units, work tops, stainless steel sink and drain, built in oven, gas hob, cooker hood, fridge, ceiling down lighters, double glazed window to rear, archway to:

Lobby

Double glazed door to side, washing machine, built in storage cupboards, cupboard housing Glow Worm Combination Gas Boiler, programmer, door to:

Shower Room

Walk in shower cubicle with overhead and handheld shower, low level W.C, hand basin with cupboards under, tiled walls and floor, chrome ladder radiator, extractor, double glazed window to side.

First Floor

Stair-Head Landing

Bedroom 1

3.00m x 3.16m (9' 10" x 10' 4") Double glazed window to rear, laminate flooring, access to loft, radiator.

Bedroom 2

3.00m x 3.16m (9' 10" x 10' 4") Double glazed window to front, laminate flooring, built in cupboard, radiator.

Outside

Rear Garden

Approximately 17.00m (56') plus side return, lawn, central path leading to rear decked area with garden shed. NB There is a pedestrian right of way for residents across the gardens in the terrace.

Council Tax

London Borough of Bromley Band C
2023/24 £1637.50

Tenant's Permitted Payments

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 or by contacting us direct.

