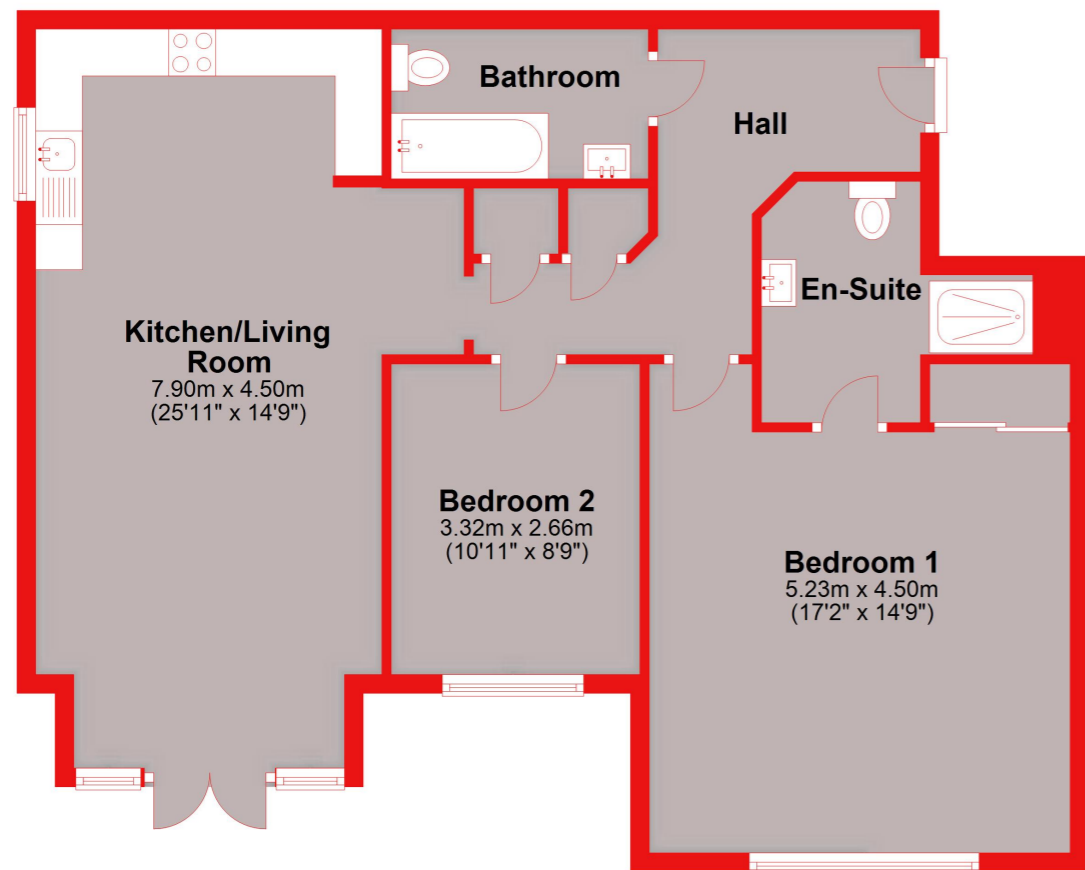


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor

Approx. 83.0 sq. metres (893.9 sq. feet)



Total area: approx. 83.0 sq. metres (893.9 sq. feet)

This floorplan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas, openings and orientation are approximate. Drawn By Proctors Estate Agents Bromley 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 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



Viewing by appointment with our Bromley Office - 020 8460 4166

Flat 3, 1 Lansdowne Road, Bromley, Kent BR1 3EH

Guide Price £435,000 Leasehold

- Ground Floor Apartment
- 2 Bedrooms
- Spacious Living Room/Kitchen
- Secure Allocated Parking
- Private Patio
- Bathroom & En Suite Shower Room.
- Gas C/H & Double Glazing
- Chain Free, Close Station. EPC C

Flat 3, 1 Lansdowne Road, Bromley, Kent BR1 3EH

Proctors Bromley Office is delighted to offer for sale this spacious apartment situated on the ground floor and to the rear of this modern circa 2005 built development. Accommodation comprises 2 bedrooms, the large main bedroom having an en-suite shower room, an open plan living room/kitchen with built-in appliances and a main bathroom with white suite. There is a private patio accessed from the living room, gas fired central heating via radiators, sealed unit double glazing, security entrance phone and secure allocated parking to rear accessed via remote controlled gates. The property is offered chain free.

Location

Situated at the Plaistow Lane end of Lansdowne Road, convenient for Sundridge Park railway station, serving, via Grove Park, Lewisham for the DLR, London Bridge, Charing Cross and Cannon Street. Local shops are close at hand in Sundridge Park 'village', as are local amenities, including Kings Meadow recreation ground, Sundridge Park Golf and Tennis club. There are a number of popular primary schools close by.



Ground Floor

Entrance Hall

Built in storage cupboard, cupboard housing Mega Flow hot water cylinder, entrance phone, ceiling down lighters, radiator.

Living Room/Kitchen

7.90m x 4.50m max (25'11" x 14' 9") (Living Room Area) Double glazed casement doors and flanking windows to rear leading to patio area, ceiling down lighters, 2 radiators.
(Kitchen Area) Wall and base units, marble work tops, stainless steel sink and drainer, integrated dishwasher, washing machine and fridge/freezer, built in oven, halogen hob, stainless steel splashback and cooker hood, ceiling down lighters, cupboard housing Ideal gas boiler, tiled floor, double glazed window to side.

Bedroom 1

5.23m max x 4.50m (17'2" x 14' 9") 2 double glazed windows to rear, built in wardrobe, ceiling down lighters, radiator.

En Suite Shower Room

Low level w.c., hand basin with cupboard under, tiled shower cubicle, ceiling down lighters, extractor fan, tiled floor and 1/2 tiled walls, ladder radiator.

Bedroom 2

3.32m x 2.66m (10'11" x 8' 9") Double glazed window to rear, ceiling down lighters, radiator.

Bathroom

White suite comprising panelled bath with mixer tap and shower attachment, hand basin with cupboard under, low level w.c., tiled floor, 1/2 tiled walls, ceiling down lighters, ladder radiator.

Outside

Private Patio

Gardens

Well maintained communal gardens.

Parking

Allocated parking space to rear accessed via electric gates to side.

Tenure

Leasehold - Term of Lease 999 years from 1 April 2005
Service Charge TBA
Ground Rent TBA

Additional Information

Council Tax London Borough of Bromley Band E - £2382.98 for 2024/25

