



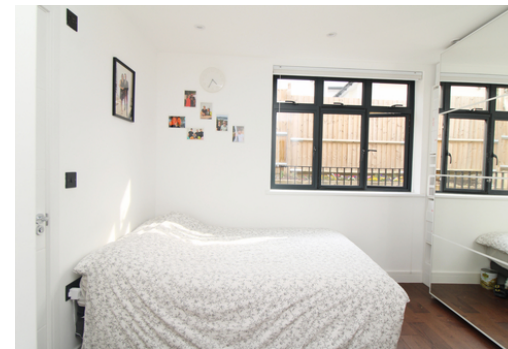


## Flat 3, Oak House, 145 Hayes Lane, Bromley, Kent BR2 9EJ

Consisting of only 9 apartments and built new in 2021 and with a long lease of 250 years, this luxury duplex with off street parking, has two bedrooms and is set over two floors. There is a high specification kitchen, complete with integrated Neff appliances, including dishwasher and washing machine, Quartz stone work tops and soft close doors and drawers. Both bedrooms have fully tiled ensuites, complete with shower cubicle, low level w.c, and sink with drawer beneath. There is zoned underfloor heating throughout and the landscaped gardens are ideal for all residents to enjoy. Being just 1.1 of a mile from Hayes Station, and with Norman Park only 0.5 mile away, this property is available and ready to view via our WEST WICKHAM OFFICE.

### Location

This property is in the section of Hayes Lane between Hayes Street and Norman Park. Local schools include Hayes Secondary, , Pickhurst Infant and Juniors, Hayes Primary and Secondary and Ravensbourne Secondary. Bus services pass along Hayes Lane to Bromley High Street with The Glades Shopping Centre, The Churchill Theatre and Bromley South station, which is about 1.1 mile away. Shops and The George pub in Hayes Street are within walking distance.



### Ground Floor

#### Entrance Hall

5.70m x 0.99m (18' 8" x 3' 3") Video entry phone, engineered walnut effect wood flooring, zoned underfloor heating.

#### Kitchen/Living Room

5.4m x 5.15m (17' 9" x 16' 11") L shaped, double glazed window to front and side, zoned underfloor heating. Range of cream base units and wood effect wall units with Quartz stone work tops over. Stainless steel wall oven with Neff Induction hob and extractor fan over, Integrated Fridge/freezer and Neff Integrated dishwasher and washing machine. Ceramic sink and drainer with chrome mixer tap . Cupboard housing the Worcester Bosch boiler, engineered walnut effect wood flooring, zoned underfloor heating

#### Cloakroom

1.45m x 1.37m (4' 9" x 4' 6") Low level w.c, ceramic sink with chrome mixer tap and drawer beneath. Part tiled walls and tiled floor. Zoned underfloor heating.

#### Bedroom 1

3.93m x 3.5m (12' 11" x 11' 6") 3.93 Double glazed window to side, double fitted wardrobe with one mirrored door with hanging and shelf space. Engineered walnut effect wood flooring, zoned underfloor heating.

#### En Suite Shower Room

2.32m x 1.36m (7' 7" x 4' 6") Shower cubicle with chrome shower head, low level w.c, ceramic sink with chrome mixer tap and drawer beneath. Tiled walls and floor, zoned underfloor heating.

### Stairs down to Bedroom 2

#### Bedroom 2

3.52m x 3.11m (11' 7" x 10' 2") Double glazed doors to shared walled terrace, engineered walnut effect wood flooring, zoned underfloor heating,

#### En Suite Shower Room

3.09m x 1.16m (10' 2" x 3' 10") Shower cubicle with chrome shower head, ceramic sink with chrome mixer tap and drawer beneath, low level w.c, tiled walls and floor, zoned underfloor heating.

### Outside

#### Communal Gardens

Garden laid to lawn

#### Secure Gated Parking

Via electric gates with additional pedestrian access, communal parking, non allocated.

### Additional Information

#### Lease

250 Years from 2022 - To be Confirmed

#### Maintenance

£1766.34 - 25/03/25 to 28/09/25 - To Be Confirmed  
£484.89 Building insurance 25/3/25 to 24/03/26 - To Be Confirmed

#### Ground Rent

Peppercorn - 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](https://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](https://checker.ofcom.org.uk/en-gb/broadband-coverage)  
[checker.ofcom.org.uk/en-gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage)