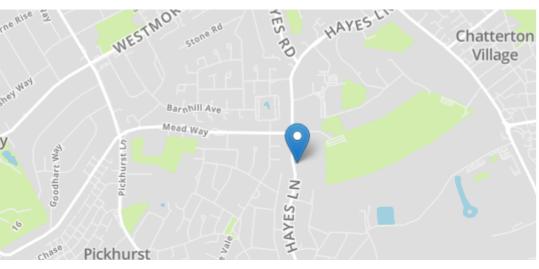
#### West Wickham Office

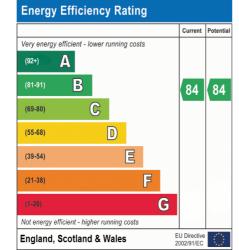
👩 318 Pickhurst Lane, West Wickham, BR4 OHT

020 8460 7252

westwickham@proctors.london



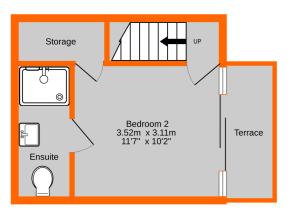
Lower Floor 19.5 sq.m. (210 sq.ft.) approx.



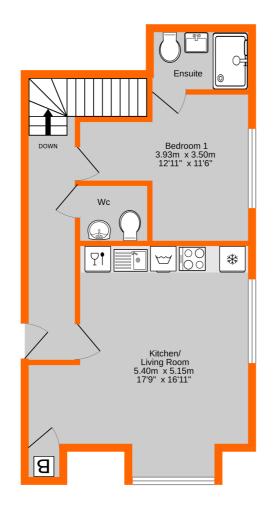
**PROCTORS** 

 $\int \int \int \int \partial f dr$ 

Ground Floor 47.4 sq.m. (510 sq.ft.) approx.



TOTAL FLOOR AREA : 66.9 sq.m. (720 sq.ft.) approx. ts are approximate. Not to scale. Illustrative Made with Metropix ©2025



Disdaimer: 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



📀 318 Pickhurst Lane, West Wickham, BR4 OHT 020 8460 7252

westwickham@proctors.london



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

# Flat 3, Oak House, 145 Hayes Lane, Bromley, Kent BR2 9EJ £450,000 Leasehold

- Kitchen With Integrated Appliances.
- Two Double Bedrooms.
- Off Street Parking & Electric Gates.
- 1.1 Mile Bromley Station.

The Property Ombudsman

www.proctors.london



Duplex Set Out Over Two Floors. Two Ensuites Plus Separate WC. Communal Gardens. Built in 2021.

# **PROCTORS**

## 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

www.proctors.london











#### 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/counciltax/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/broadbandcoverage checker.ofcom.org.uk/en-gb/mobile-coverage