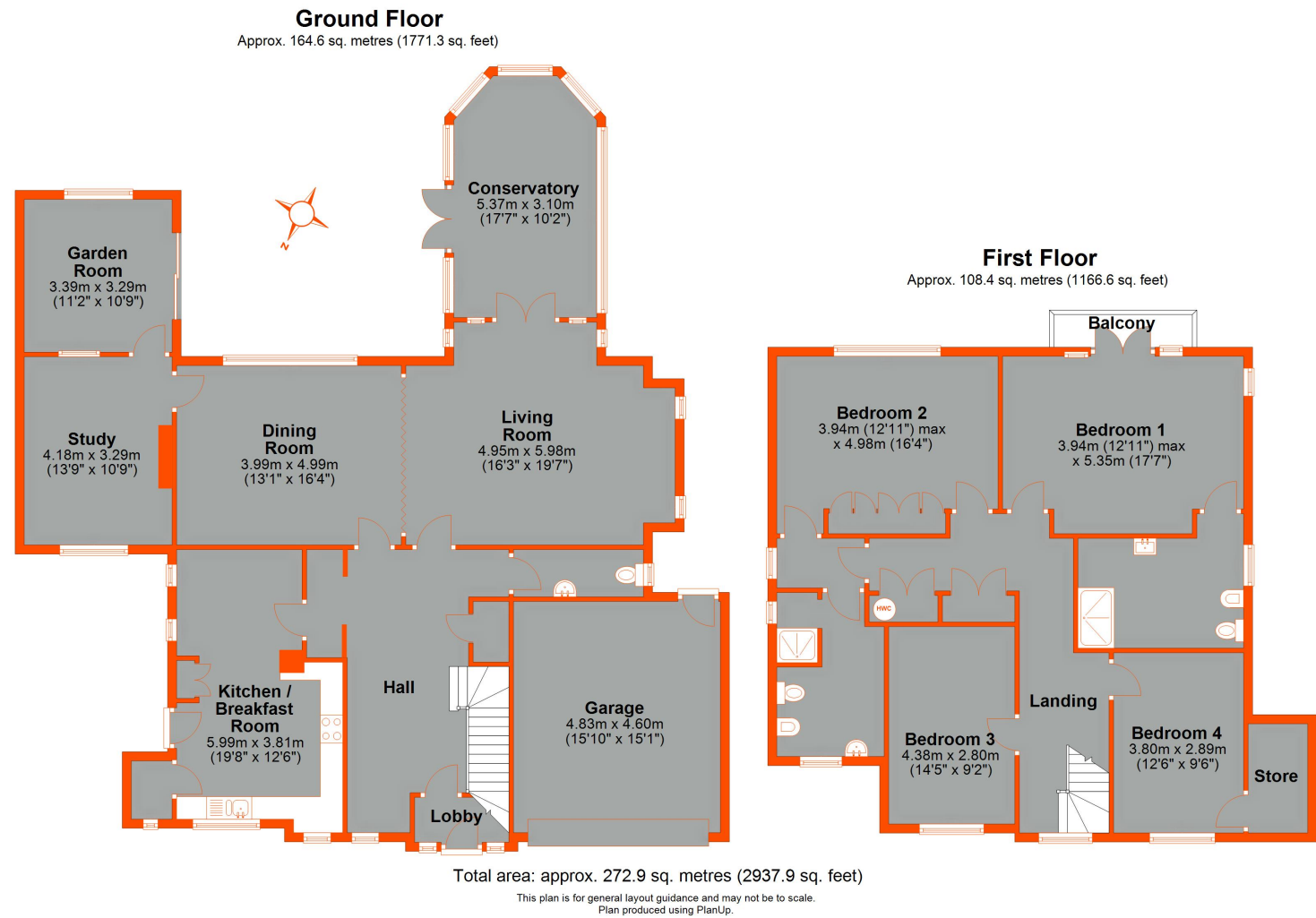


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	63	77
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



Viewing by appointment with our Shirley Office - 020 8777 2121

15 Stone Road, Bromley BR2 9AX

£4,000 pcm

- Detached Family Home
- Fully Fitted Kitchen
- Large Garden
- 36' Reception Room
- 4/5 Bedrooms
- 2 Bathrooms
- Great Location
- Available from end of October 2025

15 Stone Road, Bromley BR2 9AX

A large 4/5 bedroomed detached family home positioned close to central Bromley yet set in a quiet cul de sac location. The property has spacious accommodation with four bedrooms and a 5th bedroom/study, fully fitted kitchen, reception room which can be divided into two rooms, integral garage and two drives, family garden, conservatory, two bathrooms and ground floor cloakroom, double glazed throughout, central heating.

Location

Ideally placed being just a short walk from Bromley town centre with its popular The Glades Shopping Centre, and Bromley South mainline station with services to Victoria and Blackfriars. Bromley North is only a mile away with services running into London Bridge and Charing Cross. A comprehensive selection of both primary and secondary schools are nearby, plus there is a choice of various independent schools.



Ground Floor

Large Reception Hall

Cloakroom

With low flush WC and pedestal wash hand basin.

Reception Room/s

A huge reception room that can be divided into two rooms by central folding doors,, original polished parquet flooring, double glazed windows and door to rear overlooking the garden and opening onto:

Large Victorian Style Conservatory

Double glazed with fitted sun blinds, ceramic tiled flooring with under floor heating.

Bedroom 5/Study

Window to front, laminate flooring, under floor heating.

Studio Room

Double glazed window to rear, patio doors leading directly onto the garden, deep sink, worktop and drawers, wood laminate flooring, under floor heating.

'L' Shaped Luxury Fitted Kitchen/Breakfast Room

Black granite worktops and central breakfast bar, matching wood style wall and base units, fitted oven, double cooker hood, washing machine and dishwasher, larder cupboard, cupboard housing gas central heating boiler, breakfast area, side access.

First Floor

Landing

Doors to:

Master Bedroom

Double glazed window and door to personal balcony, window to side.

En-Suite Bathroom

Window to side, modern suite comprising double shower unit, sink unit, bidet, concealed flush WC, double shower unit with steamer, ceramic tiled flooring with under floor heating.

Bedroom 2

Double glazed window to front.

Bedroom 3

Double glazed window to rear, extensive fitted wardrobes.

Bedroom 4

Double glazed window to front, extensive open wardrobe and storage.

Family Bathroom

Matching suite comprising panelled bath, wash hand basin, low flush WC, bidet and shower cubicle.

Outside

Integral Double Garage

Two Drives To Front

providing ample parking.

Large Family Garden

With large central lawn, patio with pergola, shaped flowerbeds, garden shed.

ADDITIONAL INFORMATION

Council Tax

London Borough of Bromley Band G.

Utilities

MAINS - Electricity, Gas, Water and Sewerage.

Broadband and Mobile

To check coverage please visit
checker.ofcom.org.uk/en-gb/broadband-coverage
checker.ofcom.org.uk/en-gb/mobile-coverage

Tenants Permitted Payments

HOLDING DEPOSIT (PER TENANCY) — ONE WEEK’S RENT.

(Proctors are not taking holding deposits)

This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

SECURITY DEPOSIT (PER TENANCY. RENT UNDER £50,000 PER YEAR)

Five weeks’ rent. This covers damages or defaults on the part of the tenant during the tenancy.

SECURITY DEPOSIT (PER TENANCY. RENT IN EXCESS OF £50,000 PER YEAR)

Six weeks’ rent. This covers damages or defaults on the part of the tenant during the tenancy.

UNPAID RENT

Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid. Please Note: This will not be levied until the rent is more than 14 days in arrears.

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). If the loss results in locks

needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc.VAT) for the time taken replacing lost key(s) or other security device(s).

VARIATION OF CONTRACT (TENANT’S REQUEST)

£50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlord’s instructions as well as the preparation and execution of new legal documents.

CHANGE OF SHARER (TENANT’S REQUEST)

£50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord’s instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

EARLY TERMINATION (TENANT’S REQUEST)

Should the tenant wish to leave their contract early, they 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 (as set out in Section 1 of the Energy Act 2011) or any subsequent energy efficiency scheme is a Permitted Payment if the tenancy agreement requires the payment to be made.

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.

