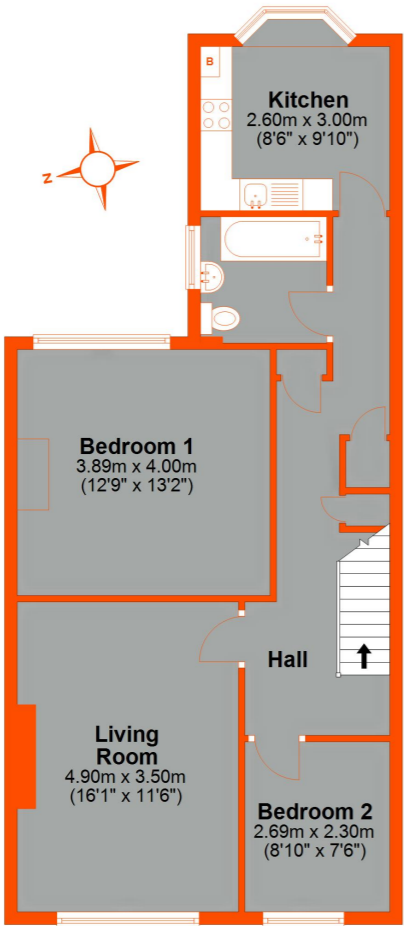


First Floor  
Approx. 67.0 sq. metres (721.1 sq. feet)



Total area: approx. 67.0 sq. metres (721.1 sq. feet)  
This plan is for general layout guidance and may not be to scale.  
Plan produced using PlanUp.



Viewing by appointment with our Shirley Office - 020 8777 2121

85a Station Road, West Wickham, Kent BR4 0PX

£1,400 pcm

- 2 Bedroom Flat
- Large Lounge
- Bathroom
- Double Glazing and Central Heating
- Great Location
- Fitted Kitchen
- Private Parking Bay
- Immediately Available

**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](http://www.proctors.london)



## 85a Station Road, West Wickham, Kent BR4 0PX

A first floor 2 bedroom flat set within the very centre of West Wickham, comprising 2 bedrooms, large lounge, kitchen, bathroom, double glazing and central heating. The property also has a private parking bay.

### Location

Great location within the centre of West Wickham amongst the shops, restaurants, coffee shops, cafes, bus routes, library and schools. Also close to West Wickham Train Station with its fast and frequent service to Central London and beyond.



### GROUND FLOOR

#### Communal Entrance

#### Personal Entrance Hall

Stairs to:

### FIRST FLOOR

#### Landing

Deep storage cupboard, cupboard housing washing machine, understairs storage cupboard, radiator.

#### Lounge

Double glazed window to front, radiator, fitted carpet.

#### Bedroom 1

Double glazed window to rear, open fireplace, radiator, fitted carpet.

#### Bedroom 2

Double glazed window to front, radiator, fitted carpet.

#### Bathroom

Double glazed window to side, matching white suite comprising panelled bath with mixer tap and shower, low flush WC, pedestal wash hand basin, radiator.

#### Kitchen

Double glazed bay window to rear, single drainer stainless steel sink unit, worktops, wall/base units and drawers, fitted electric hob, oven, hood, and dishwasher, freestanding fridge freezer, wall mounted gas central heating boiler, radiator.

### EXTERIOR

#### Personal Parking Bay

### ADDITIONAL INFORMATION

#### Council Tax

London Borough of Bromley Band B.

### 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](http://www.proctors.london) or by contacting us direct.