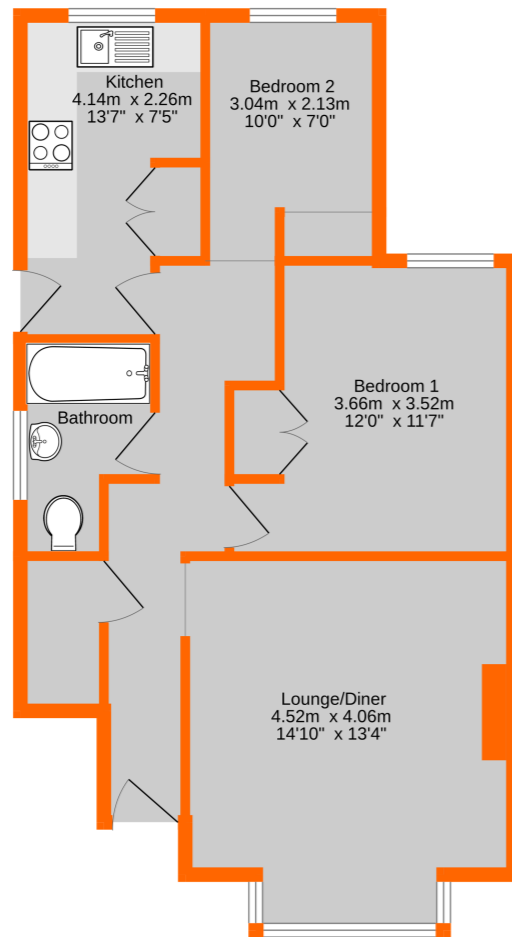


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor Flat
58.4 sq.m. (628 sq.ft.) approx.



TOTAL FLOOR AREA : 58.4 sq.m. (628 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2024

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.
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For further details please visit our website - www.proctors.london



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

15 Ravensbourne Road, Bromley, Kent BR1 1HN

£339,950 Leasehold

- Off Street Parking.
- Double Glazed & Central Heating.
- Ground Floor Maisonette.
- Walking Distance To Bromley South Station.
- Private Rear Garden.
- Close To Bromley High Street.
- Long Lease and Great Location.
- Two Bedrooms With Built In Wardrobes.

15 Ravensbourne Road, Bromley, Kent BR1 1HN

Ideal for Bromley South Station, is this two double bedroom, purpose built maisonette built around 1958, just a stones throw from Bromley High Street and Church House Gardens. Offered to the market in good decorative order is this two bedroom ground floor property benefiting from a 30ft private rear garden and the added benefit of private off street parking for one car. Being superbly located within the heart of Bromley with excellent links into Central London and beyond. Popular schools include St Marks primary and Harris Academy schools are a short walk away. Own front door with large lounge/diner, beautifully appointed fitted kitchen with high gloss white units and some built in appliances, two good sized bedrooms and white suite bathroom. The rear garden is around 30 ft and has a shared side access to the side with off street parking to the front. Benefits include a long lease, double glazing and gas fired central heating.

Location

Ravensbourne Road is located a stones throw of Bromley South station and High Street with The Glades Shopping Centre, various national stores, supermarkets, The Churchill Theatre and beautifully kept Churchill Gardens. Bus services pass along both Westmoreland Road and Bromley High Street offering excellent transport links. Junction 4 of the M25 can be accessed via Masons Hill and the A21. The new superloop bus service now connects Bromley and Croydon with busses every 15 minutes or so.



Ground Floor

Hallway

Glazed hardwood door, radiator, wood laminate flooring, under stairs storage cupboard housing meters

Living/Dining Room

4.52m x 4.07m (14' 10" x 13' 4") Double glazed bay window to front, wall lights, coved cornice, double radiator, decorative feature fireplace with opening, laminate wood flooring

Kitchen

4.13m x 2.27m (13' 7" x 7' 5") Double glazed window to rear, double glazed door to side, range of fitted white high gloss wall and base units with laminate work surfaces over, stainless steel sink with mixer tap, integrated stainless steel electric oven and matching four ring gas hob, stainless steel splash back, stainless steel extractor hood, space for washing machine and fridge/freezer, drawer unit, laminate wood flooring, radiator

Bedroom 1

3.53m x 3.67m (11' 7" x 12' 0") Double glazed window to rear, built in wardrobes with hanging space and rail, radiator, laminate wood flooring

Bedroom 2

3.05m x 2.13m (10' 0" x 7' 0") Double glazed window to rear, radiator, built in wardrobe with hanging rail and storage

Bathroom

2.42m x 1.72m (7' 11" x 5' 8") Double glazed window to side, white panelled bath with shower over, glass screen, pedestal wash hand basin, low level w.c., tiled walls, flooring as laid, double radiator

Outside

Rear Garden

Paved garden with flower beds, shared side access,

Front Garden

Paved garden with flower bed, timber gate to side

Parking

Off street parking for one car to the front of the property

Lease Details

Lease

229 Years from 24 June 1958 - To Be Confirmed

Maintenance

As and when - To Be Confirmed

Ground Rent

Nil - To Be Confirmed

Building Insurance

£505 Per Annum based Upon 2024/2025 - 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 C