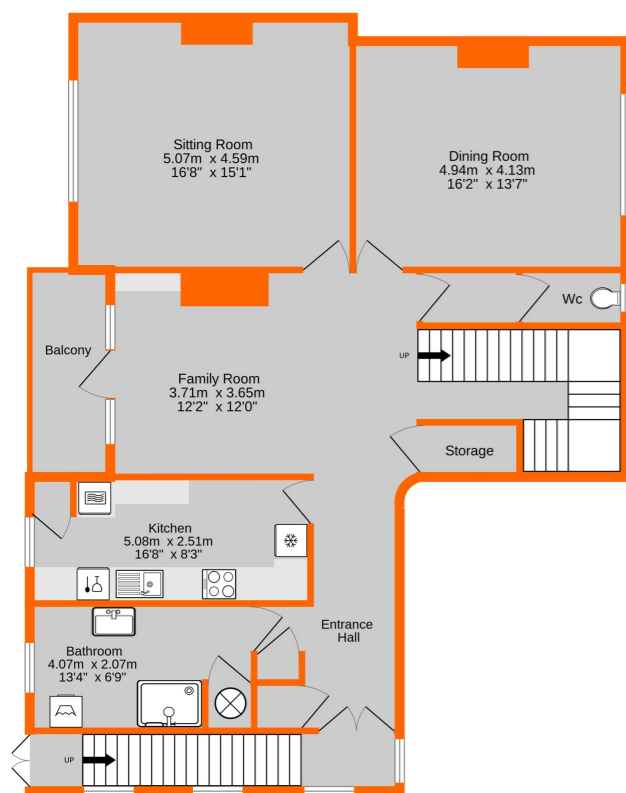
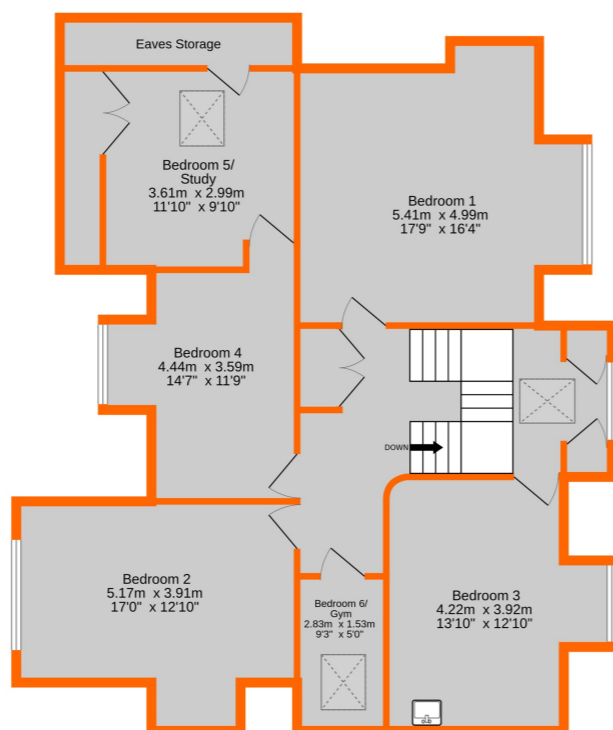


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		75
(55-68)	<b>D</b>	64	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Lower Floor  
115.3 sq.m. (1242 sq.ft.) approx.



Upper Floor  
113.3 sq.m. (1220 sq.ft.) approx.



TOTAL FLOOR AREA : 228.6 sq.m. (2461 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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Viewing by appointment with our Park Langley Office - 020 8658 5588

68 Shortlands Road, Shortlands, Bromley BR2 0JP

**£800,000 Leasehold**

- Magnificent period property divided in two
- Elegant rooms over the two upper floors
- Recently updated kitchen and shower room
- Generous sitting room and dining room
- Exceptional apartment (228sq.m/2,460sq.ft)
- Private entrance and driveway parking
- Fabulous hall with open plan family room
- Area of rear with garden with westerly aspect

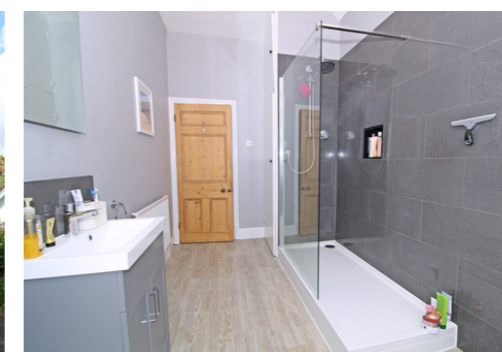


## 68 Shortlands Road, Shortlands, Bromley BR2 0JP

Magnificent apartment of impressive proportions arranged over the upper floors of this wonderful detached period property dating from the early 1900s. Property has its own driveway providing ample parking and private entrance with stairs to stunning entrance hall open plan to family room with delightful balcony. Two further main reception rooms of elegant proportions and fitted kitchen re-appointed in recent years. Delightful return staircase with window seat on half landing plus attractive top landing with wood strip flooring. Five bedrooms offering adaptable space to accommodate a family with options to provide study space to work from home. Sunny rear garden apportioned between the two properties further adding to the attractive charm and character of this exceptional property.

### Location

Shortlands Road runs from Hayes Lane to Shortlands station and, heading towards Shortlands, this property is on the left shortly after the turning into Foxes Dale. Bus routes serving both Bromley and Beckenham are available along Shortlands Road and Shortlands village is less than ½ a mile away. Bromley town centre with The Glades shopping centre and recreational facilities is about a mile away. Beckenham High Street is also about a mile away and in addition to mainline train services there is a tram link from here to Croydon and Wimbledon



### Ground Floor

#### Private Entrance

to right of building

#### Lobby

with private staircase having windows to side, landing with further window to rear and double doors to hall

### First Floor

#### Entrance Hall

8.48m x 2.16m max (27'10" x 7'1") entryphone, wood strip flooring, radiator, built-in cupboards by front door, deep storage cupboard with high level cupboard above, open plan to Family Room

#### Family Room

3.71m x 3.65m (12'2" x 12'0") beautiful feature open to hall creating a wonderfully inviting space, fitted base cupboards and shelves beside fireplace, radiator, windows beside and above door to balcony

#### Balcony

3.28m x 1.87m (10'9" x 6'2") with timber balustrade

#### Re-Appointed Kitchen

5.08m x 2.51m (16'8" x 8'3") includes large pantry cupboard, base cupboards and deep pan drawers with concealed cutlery drawer beneath quartz work surfaces plus space for dishwasher, inset stainless steel sink with mixer tap, cooker hood above touch control Induction hob, eye level cupboards, matching breakfast bar with double cupboard beneath, built-in AEG oven and combination microwave with cupboards above and below, space for upright fridge/freezer, radiator, wood finish flooring, window to front

#### Sitting Room

5.07m x 4.59m (16'8" x 15'1") includes painted fireplace, wood strip flooring around well with fitted carpet, two radiators, picture rail, secondary glazed window to front

#### Dining Room

4.94m x 4.13m (16'2" x 13'7") includes stone fireplace, wood strip flooring around well with fitted carpet, two radiators, picture rail, window to rear

### Cloakroom/Separate WC

1.79m x 1.13m (5'10" x 3'8") high level electrical cupboard, wood strip flooring, door to SEPARATE WC 1.83m x 1.1m (6'0" x 3'9") white low level suite, radiator, exposed floorboards, window to rear

### Large Bathroom

4.07m x 2.07m (13'4" x 6'9") reappointed in recent years as shower room, includes cupboard concealing Megaflor hot water cylinder, tiled walk-in shower having glazed screen, wash basin with double cupboard beneath, radiator, wood finish flooring, space for washing machine, window to front

### Second Floor

#### Half Landing

2.72m x 3.06m max (8'11" x 10'0") includes return staircase, wood strip flooring, eaves cupboards beside window seat beneath double glazed window to rear

#### Bedroom 3

4.22m max x 3.92m max (13'10" x 12'10") pedestal wash basin, radiator, double glazed window to rear

#### Top Landing

4.23m x 2.6m (13'11" x 8'6") includes built in double cupboard with hanging and high level cupboard above, wood strip flooring, pitched rooflight window above stairs

#### Bedroom 1

5.41m max x 4.99m max (17'9" x 16'4") includes recess currently housing wardrobe, radiator, double glazed window to rear

#### Bedroom 2

5.17m max x 3.91m max (17'0" x 12'10") radiator beneath double glazed window to front

#### Bedroom 4

4.44m x 3.59m max (14'7" x 11'9") radiator beneath double glazed window to front - access to Bedroom 5/Study

### Bedroom 5/Study

3.61m max x 2.99m max (11'10" x 9'10") plus deep built-in double wardrobe and door to eaves running length of the room and linking to wardrobe, hatch to loft, radiator, skylight window to side

### Study/Gym

2.83m x 1.53m (9'3" x 5'0") pitched rooflight window to side

### Outside

#### Front Garden

driveway providing parking for several cars and area beside property offers additional parking space, gate to garden

#### Rear Garden

divided in the deeds with the ground floor flat - this property has the right hand side of the garden measuring about 12.4m x 11m (40ft x 36ft) with lawn bordered by flower beds with shrubs and plants plus recently landscaped terrace enjoying westerly aspect.

### Additional Information

#### Lease

125 years from 25 March 1961 but will be sold with 999 YEAR LEASE as our client has agreed terms with the Freeholder, who lives on the ground floor, and is paying for this lease extension.

#### Ground Rent

currently £15 per annum - to be confirmed

#### Maintenance

split on 50/50 basis with the ground floor flat - to be confirmed

#### Council Tax

London Borough of Bromley - Band E

#### Agents Note

details of lease, maintenance etc...should be checked prior to exchange of contracts