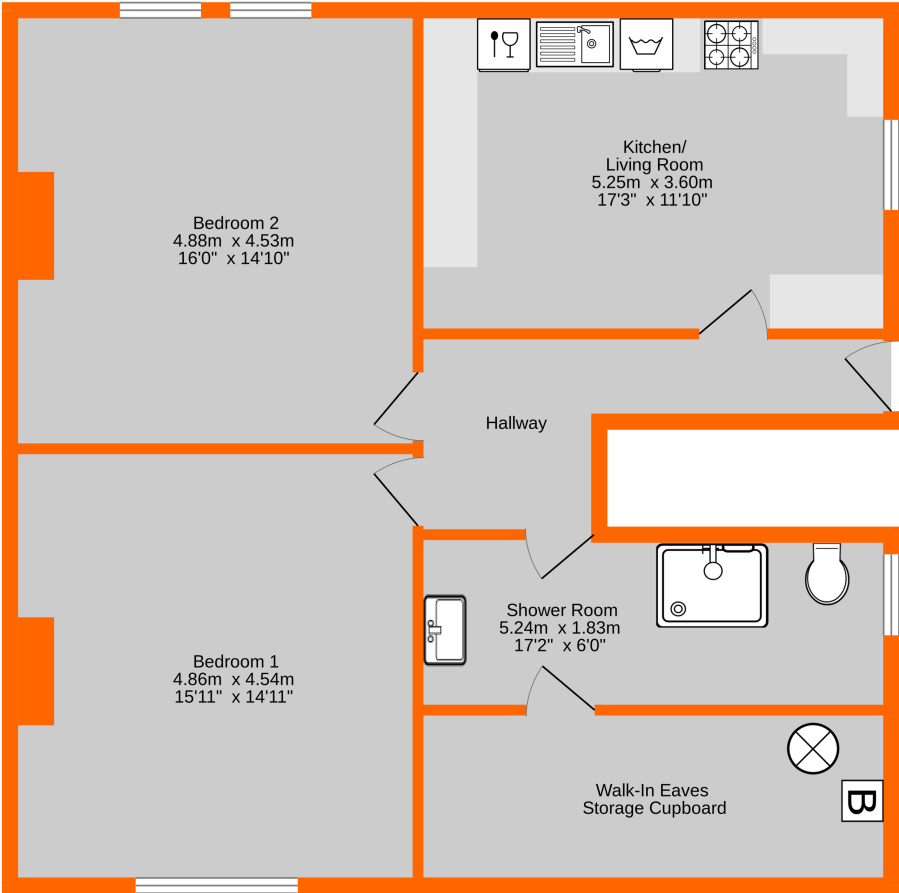


Top Floor Flat
90.3 sq.m. (972 sq.ft.) approx.



TOTAL FLOOR AREA : 90.3 sq.m. (972 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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 Beckenham Office - 020 8650 2000

Top Floor Flat, 11 London Lane, Bromley BR1 4HB

£355,000 Leasehold

- Two large double bedrooms
- 17'3" x 11'10" fitted kitchen/living room
- uPVC double glazed windows
- Popular location
- Central heating
- New 125 year lease
- Own private rear garden
- Brand new shower room

Top Floor Flat, 11 London Lane, Bromley BR1 4HB

This extremely large 972 sq ft two double bedroom conversion flat occupies the whole top floor of this Victorian building converted into 3 flats, each of which has their own private garden with ample space for a home-office, the flat is accessed via a staircase to the side of the property and has its own front door in to a split level entrance hall, with doors to all rooms including a fitted 17'3" x 11'10" living room/kitchen, the two large double bedrooms and spacious brand new shower room that has been re-fitted with a white suite and has a walk-in eaves cupboard and access to a spacious loft offering the possibility of another bedroom. We recommend a viewing of this well presented property that comes to the market on a chain free basis.

Location

Conveniently located 0.7 of a mile from Sundridge Park Railway Station which has services via Grove Park to Charing Cross via Lewisham with DLR connection for Canary Wharf and Cannon Street, there are local shops and bars en-route. Bromley Town Centre with its shops and restaurants including the Glades shopping centre is 0.8 of a mile away



External staircase to

Second Floor

Front door to

Entrance Hall

split level, radiator, wood laminate flooring

Kitchen/Living room

5.25m x 3.60m (17' 3" x 11' 10")
uPVC double glazed windows to side, fitted with a range of units comprising inset stainless steel single drainer sink with cupboard under, working surface to two walls with cupboards and drawers under, cooker, washing machine and dishwasher to remain, two double eye level cupboards, tiling to two walls, double radiator and single radiator, wood laminate flooring

Bedroom 1

4.88m x 4.53m (16' 0" x 14' 10")
uPVC double glazed windows to front, attractive original cast iron fireplace, double radiator

Bedroom 2

4.86m x 4.54m (15' 11" x 14' 11")
uPVC double glazed windows to rear, cast iron fireplace, radiator

Shower Room

5.24m x 1.83m (17' 2" x 6' 0")
obscure sash windows to side, re-fitted with a superb white suite comprising walk-in double shower cubicle, wash basin with mixer tap and cupboard under and tiled splashback, toilet, radiator, wall mirror, access to loft, deep walk-in eaves storage cupboard housing gas fired boiler for central heating and hot water

Outside

Garden

own section of rear garden, measuring approximately 50' x 35'

Lease Details

Lease

the vendor has advised us that a new 125 year lease will be created

Maintenance

the vendor has confirmed the maintenance is £120 per month

Ground Rent

the vendor has confirmed the ground rent is nil

Council Tax

Band C