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EU Directive 2002/91/EC

Energy Efficiency Rating

Very energy efficient - lower running costs

C

Not energy efficient - higher running costs

England, Scotland & Wales

D

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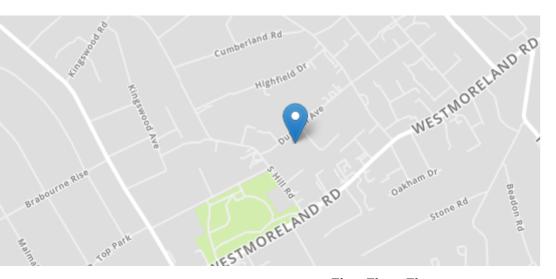
(69-80)

(55-68) (39-54)

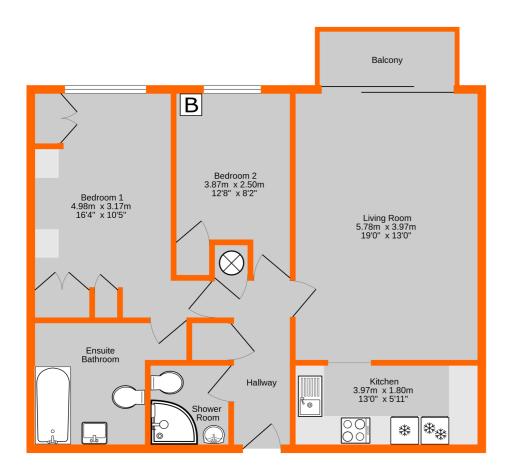
(21-38)

West Wickham Office

📀 318 Pickhurst Lane, West Wickham, BR4 OHT 020 8460 7252 westwickham@proctors.london



First Floor Flat 71.8 sq.m. (773 sq.ft.) approx.



TOTAL FLOOR AREA : 71.8 sq.m. (773 sq.ft.) approx pproximate. Not to scale. Illu Made with Metropix ©2025

visdaimer: All measurements are approximate. No equipment, circuits or fittings have been tested. These particulars are made without responsibility on the part of the gents 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 ompanies. 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





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

Flat 8, 29 Woodlands, Durham Avenue, Bromley, Kent BR2 OQE £350,000 Share of Freehold

Chain Free. Two Bedrooms. En Suite & Shower Room. Onderground Parking Space. Private Balcony. Share of Freehold. First Floor. Requiring Modernisation.

www.proctors.london

George Proctor & Partners trading as Proctors

www.proctors.london



PROCTORS

Flat 8, 29 Woodlands, Durham Avenue, Bromley, Kent BR2 OQE

Located in a highly desirable development, across the road from South Hill Woods is this CHAIN FREE two bedroom, two bathroom apartment with private balcony, close to BROMLEY SOUTH STATION and requiring some updating and modernisation. The accommodation has been cleverly designed to provide superb living space and the complex enjoys attractive communal grounds, gated underground parking, video entry phone system and a lift to all floors.

Location

Durham Avenue is off South Hill Road and is a stones throw from South Hill Woods and just 0.5 of a mile from Bromley South Station offering fast (about 18 minutes) and frequent services into London Victoria. There are shops on the corner of Westmoreland Road and Pickhurst Lane. Bus services pass along Cumberland Road and Westmoreland Road to Bromley High Street with the Glades Shopping Centre, a range or Restaurants and shops and The Churchill Theatre.





3.74m x 1.43m (12' 3" x 4' 8") Video entry phone

handset, radiator, cupboard housing water tank

and pump, linen cupboard with shelves and fuse

1.67m x 1.62m (5' 6" x 5' 4") Cream suite

comprising wall mounted sink with chrome

mixer tap, low level w.c., shower cubicle, tiled

4.98m x 3.17m (16' 4" x 10' 5") 4.98m x 3.17m

(16' 4" x 10' 5") Window to front, double

radiator, built in wardrobe, bedside tables and

dressing table with twelve drawers and a

cupboard, three door built in wardrobe with

3.17m reducing to 2.27 (7' 5") x 2.49m (10' 5" x

8' 2") Window to front, cream suite comprising

bath with chrome mixer tap/hand shower, pedestal wash basin with chrome mixer tap, low

3.87m x 2.50m (12' 8" x 8' 2") Window to front,

radiator, British Gas boiler, built in wardrobe with hanging space and shelf, double radiator

level w.c., bidet, tiled walls, radiator

First Floor

Entrance Hall

Shower Room

board

walls,

Bedroom 1

hanging space and shelf

En Suite Bathroom

Bedroom 2



Living Room

1.83m x 0.97m (6' 0" x 3' 2") Double glazed sliding door to balcony, double radiator

Balcony

2.71m x 1.28m (8' 11" x 4' 2")

Kitchen

1.83m x 0.97m (6' 0" x 3' 2") Range of laminate wall and base units with laminate work surfaces over, electric hob, Neff stainless steel oven and extractor fan, white sink with drainer and chrome mixer tap, tiled splashback, space for washing machine, under counter fridge/freezer, radiator, laminate flooring

Outside

Communal Gardens

Attractive grounds

Underground Parking

Gated underground parking with allocated parking space, sauna and gym

Additional Information

Lease

Current lease is for 125 Years From September 1991. PLEASE NOTE THE VENDOR IS IN THE PROCESS OF EXTENDING THE LEASE TO 999 YEARS - To Be Confirmed

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Maintenance

£2,680.43 Per Annum from January 2025 and December 2025 - To Be Confirmed

Ground Rent

£350.00 Per Annum upto 2051, from this date it increases to £700.00 per annum upto 2081, from this date it increased to £1,400.00 Per Annum for the remaining term of the lease. PLEASE NOTE OUR VENDOR INFORMS US THAT WITH THE NEW EXTENDED LEASE THE GROUND RENT WILL BECOME A PEPPERCORN AMOUNT - 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 E. For the current rate visit: bromley.gov.uk/counciltax/council-tax-guide.

Utilities

Mains - Gas, Electric, Water and Sewerage

Broadband and Mobile

For coverage at this property, please visit: checker.ofcom.org.uk/en-gb/broadbandcoverage checker.ofcom.org.uk/en-gb/mobile-coverage